



**BOROUGH OF WOODCLIFF LAKE
MAYOR AND COUNCIL MINUTES
JUNE 15, 2026
6:30 PM CLOSED SESSION
7:00 PM OPEN SESSION**

CALL TO ORDER

Notice of this meeting in accordance with the "Open Public Meetings Law, 1975, C. "231" 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, and Pollack were present. John Schettino, Borough Attorney, Tomas Padilla, Borough Administrator and Debbie Dakin, Borough Clerk were present as well. Council President Stern arrived at 7:00 PM.

CLOSED SESSION

Resolution No. 26-123 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
- Contract Negotiations

MOTION to approve Resolution No. 26-123 was made by Councilman Pollack, second by Councilwoman Marsh and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis, Councilwoman Marsh, and Councilman Pollack. Council President Stern arrived at 7:00 PM.

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

PROCLAMATION

Krish Agate, Scripps National Spelling Bee Champion, Dorchester Elementary School

APPROVAL OF MINUTES

MOTION to approve the Minutes of May 18, 2026 (Open), 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.

MOTION to approve the Minutes of May 18, 2026 (Closed), was made by Councilman Pollack, second by Council President Stern 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 Councilwoman Marsh, second by Councilman Pollack and unanimously approved.

Josephine Higgins, Woodcliff Lake, asked what a TWA application was. Administrator Padilla stated that Russo Development must go to DEP and the Bergen County Utilities Authority for 300 Tice Boulevard. Russo Development must upgrade the sewer line for the new development that is going to take place. Ms. Higgins asked if the Borough is going to have to pay for this. Administrator Padilla replied that the developer must pay for it.

Brian Mondragon, Woodcliff Lake, stated that he is a parent and one of the people helping to run the swim team. He is here tonight to ask the Council to help make the swim team participation more accessible to all Woodcliff Lake families. Mr. Mondragon stated that the swim team means a lot to his older daughter Grace. She has made friends, she gained confidence and she learned discipline. Unfortunately, the current pool membership structure creates a significant barrier for many families. League rules require that we have full access to the pool whenever it is open. In Woodcliff Lake, which means that a family must purchase a family pool membership and pay the dues on top of that, which results for a single swimmer is \$850 to participate in the swim team. With a family of two swimmers, which is over \$1,000. For some families, the cost is too high. He is not asking the town to give away anything for free. He is asking for the Council to explore a more affordable access membership option for swim team families, similar to the approach used by other communities in our League. Mayor Rendo asked what the other communities do. Mr. Mondragon, replied that there are a variety of different things. He printed out the two most comparable and will give them to Council members. Councilwoman Margolis stated that the Park and Rec Committee has been trying to meet to discuss this but were unable to. Mr. Grogan came here tonight because the swim season begins soon. Councilwoman Margolis stated that there are strange rules in the League and even slightly more different rules for the championship. There is an opportunity to give them some sort of break or something. Whether it is giving \$100

back per swimmer. Council President Stern stated that we looked at this back in March originally. We got the League rules, and our understanding is that we cannot do tiered pricing just for the swim team. If we do that, you cannot participate in any league championships. When we met in March, everyone agreed that we were not going to do that. This became known week. We have already set pricing for the pool. Everybody wants to help with the swim team. We need to come up with a solution where you guys can participate in league championships and it is more affordable. Council President Stern stated that a while back the Borough used to pay for the coach. So, there might be a way that we could reduce the cost of the swim team membership while not having tiered pricing. Because I also think tiered pricing undercuts our attempt to get people to join the pool. We just received some of this information today. We really need to think about this. If we had certain information back in March and full dialogue, we could have done something for this year. But I do not see why we cannot do something for next year. The pool is already open and people have already paid.

Samantha Angerame, stated that she led the swim team for the past 5 years prior to Brian taking over. Ms. Angerame stated that this has been a battle for at least 6 years. Every season, no matter how early we start bringing this up, you guys say it is too late, let us do it next year. She stated that she has been to so many of these meetings before and she understands where you are coming from. She stated that they are here on behalf of the kids. They show up to meets with 30 kids. You cannot win a meet with 30 kids. We must be able to do something. The only thing that the Borough keeps bringing up is the League rules. Council President Stern stated that no member of the swim team has ever approached him in the past 3 years regarding this situation. Councilwoman Margolis stated that they have been contacted here. The problem was that the information that we had received, the wording, was in such a way that we believed it to be that way. Then this year we were able to get to the bottom of it. Councilwoman Brodsky stated that the information that Ryan received today is helpful, but we need to look at it. The language is important for the overall pricing structure. Council President Stern stated that we have had internal meetings. He is more than happy to sit down with you guys and craft a solution because he thinks that there is a solution. Councilman Pollack stated that he wonders if there is more to address and not just the pricing structure. On average, our swim team is around 30 kids or so and other towns are showing up with 60 kids as you previously stated. The question is, do we even have the end values in the town to get that? Mr. Mondragon stated that we now have somewhere between 30-40 and 4 do not have pool membership. Council President Stern stated that we should sit down over the summer to having something in place come December. He really would like to grow the team. Mr. Stern stated that he does not think a lot of people know that we have a swim team. Mr. Mondragon stated that they are trying to be more present on social media and get it out there. Councilwoman Margolis stated that we are all sitting in this room and she thinks that there is something that we can figure out now. Let it be a pilot and then we can sit down and do something for next year. Councilwoman Marsh stated that we are not looking to have an entire family on the membership. The discount would be for the child who is on the swim team and parent since the child needs to be accompanied by a parent. It is different from a family membership because you must have the adult on there. Councilwoman Marsh stated that she does not have the solution but she thinks that we can all sit down together and come to one. Councilwoman Brodsky stated that no one is disagreeing. Council President

Stern stated that he would rather us subsidize the swim team and keep the pool membership fees the same but we can create it as an amenity for people who join the pool. Councilman Pollack asked where the \$200 goes today? Mr. Mondragon stated that the bulk of it goes to salaries. Council President Stern stated that we could look at the pricing structure for the future, but it has already been determined for the year and people have already paid. This is late in the season to have these conversations now. Councilwoman Brodsky stated that we just received numbers today, so we want to support the kids and the team, but we need time to look it over.

Gabe Romani, Woodcliff Lake, stated that he is here to just reinforce the previous notions. The big section of the community that we are trying to grab are the people who have their own pools and there is not necessarily going to be an interest in joining the pool as a whole family. Mr. Romani asked if we could get the DPW to trim the bushes on the sidewalk by Bliss Court. Administrator Padilla stated that those are privately owned but he will ask our property maintenance officer to go out and speak with the homeowners.

Bert Taylor, Woodcliff Lake, stated that he likes Council President's Stern idea because you need a parent to get the child there. Mr. Taylor stated that he does not have a copy of Ordinance No. 26-13. Clerk Dakin replied that it is for introduction only tonight. Once it is introduced it will be available to the public. It will be on the website by tomorrow afternoon. Mr. Taylor stated that he did a little research and the Mayor and Council salaries are extremely low compared to other towns. Mr. Taylor stated that he saw a 120-page document regarding 100 Tice Boulevard and they already want to put in more housing than what was approved. He saw this on the Land Use Board page. Councilwoman Marsh stated that there is nothing before the Land Use Board regarding 100 Tice – the Party City space. Councilwoman Marsh stated that they became a party to our affordable housing litigation and they did argue to adjust their zoning so that housing would be allowed. Mr. Taylor stated that there is a Facebook page that has residents from Woodcliff Lake, Hillsdale, Park Ridge, Montvale, etc. who are upset. Mr. Taylor stated that he posted a picture of the Russo property and everyone replied that Woodcliff Lake will be losing all our charm. We already have over 1200 units right now plus whatever comes through in the next round. Council President Stern stated that it is not 1200. Councilwoman Marsh stated that when we settled our affordable housing, we did put numbers in there. We do know how many units are going to be allowed. That is why when we presented our affordable housing plan, there was a number of units that we listed, and that is the number of units that we are going to have. When you agree on 7 units per acre, you agree on 7 units per acre. We have those numbers set in stone. Our numbers are what they are when we settled on the plan and that includes the maximum number of units Party City can put on their property as well.

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

ORDINANCES

Public Hearing 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 adopt Ordinance No. 26-12 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.

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. 26-12 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.

Introduction Ordinance No. 26-13
 An Ordinance Amending the Requirements at § 380-57A of the Code of the
 Borough of Woodcliff Lake Relating to the Creation of Affordable Housing
 Units in the Age-Restricted Housing Overlay-2 District (ARHO-2) Overlay Zone

MOTION to introduce Ordinance No. 26-13 was made by Councilwoman Marsh, second by Councilwoman Margolis and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Marsh, Councilwoman Margolis, Councilman Pollack and Council President Stern.

MAYOR'S REPORT

Mayor Rendo stated that the new sidewalks and lighting are going in on the east side of town. The Broadway Corridor is coming along nicely. A lot of that was done through a grant. Regarding the issue that Mr. Taylor was talking about. We are all concerned about overdevelopment. When you think you are out of a problem, you are back into a problem. Mayor Rendo drafted a letter that he would like to send with our tax bills. It is important that our residents understand what we are facing as a governing body. Every month, there is a Pascack Mayors' meeting at different municipalities with different guest speakers. At our last meeting, the guest speaker was a special master with fair share housing. There are three bills flying through legislature right now in Trenton in which we need our residents' help and support to get this message out. These three bills take away the zoning rights of municipalities and give them to the State. The Mayor is going to briefly go over the three bills that are going through the legislature. This is a bi-partisan push from our suburban communities to protect our way of life, to protect our suburban communities and every other issue that comes with over development. But we need our residents' help and support with this issue. The Pascack Valley Mayors are going to be sending out letters concerning this and the League of Municipalities supports our position on this too. The first bill is Senate bill 6-1766. It is called the Stranded Asset Bill. This bill will override zoning ordinances, giving the

developers the right to build high-density, multi-family, mixed-use for any corporate office building, strip mall, or shopping center. The second bill, 6-1787, eliminates single-family zoning and allows everyone in the state to build separate residences on their property with only a five-foot buffer from their neighbor. The third bill, 1836, permits non-profits and religious institutions property owners to develop any site they own. This bill bypasses local zoning ordinances and allows development as of right. They do not need to come to our zoning board. Mayor Rendo went into more detail about the bills.

Mayor Rendo stated that we are thinking about having a World Cup event at our park. We are trying to organize that right now. More information will follow. Please check our website for updates on this event. Our youth soccer director is excited about this as well as the kids who like to watch the World Cup matches.

COUNCIL MEMBERS' REPORTS

Councilwoman Marsh stated that our next Land Use Board meeting is next Tuesday, at 7:00 PM and it will be held at Borough Hall. We will not be discussing 155 Tice or Party City.

Councilman Pollack stated that work continues on the train station parking lot and the pollinator garden on the lower level. We received some feedback, both positive and negative on the pollinator garden. That was a compromise with the NJ Watershed and NJDEP to put that in. It will be nice when it is all done. We will have some nice seating so people can sit and have lunch overlooking the reservoir. Paving should be completed within the next month. There are several Resolutions on the Agenda for various equipment and vehicles, whether it is the police department, fire department or DPW. At our last meeting we approved our budget and our capital expense. That money will now become available to us in the next couple of days. Lastly, from a police department perspective, the PBA contract Resolution No. 26-139, solidifies that. We signed an MOU back in December.

Councilman Bonano stated that the pool chlorine system has been repaired. The pool looks great. The Borough properties have been decorated for the 250th anniversary and they look nice. As the Mayor stated, everyone needs to pay attention to the bills that the Senate is trying to pass.

Councilwoman Brodsky stated that the community app has been live now for about a week or so. She hopes that everyone has downloaded it. It is the SDL portal app. Everything that is on the Woodcliff Lake website will go right to this app and you can view it on your phone. You can also put in for notifications so you never miss one of our events. Even recycle coach is on there. Regarding the Facebook page that Mr. Taylor was referring to, there was a lot of negative feedback on the new playground at Wooddale Park. Even though it is a County Park, it sits in our Borough. With the help of Mr. Padilla, Councilwoman Brodsky reached out to the county. The information right now is that there will be new benches. What they put in right now was just the first piece. Other amenities will be coming. They asked for everyone's patience. This Friday, the pool opens daily. TGA summer tennis, golf, and pickleball begins on June 22nd. Our Woodcliff Wednesdays will begin on June 24th. The first week will be geared towards kids' entertainment

while they are home before the summer and school is out. Camp starts on June 29th.

Councilwoman Margolis stated that bulky pickup will start again in July. It was off for a couple of months but it is back in July. Councilwoman Margolis stated that she attended the Senior Association party last week for their summer party. It was very well attended and their last meeting of the year. They will transition now into water aerobics and some field trips. Our 250th celebration on July 4th is really taking shape with the Tri-Boro community which is amazing. The parade starts at 10:30 AM in Montvale. After that there will be a barbecue and then after that there will be a party at the Old Mill pool. We have been getting some great sponsors and donations from local businesses. There will be a DJ at our pool. Veolia Watershed program is still open for those who want to purchase a key to go into the watershed, not just ours but all their watersheds across the county. Officer Wegner is now going to be the new head of LEAD. Everyone should be on the lookout for an e-bike law that comes into effect on July 1st. Hillsdale is having a soccer party this week, which is why we have looked into doing one later down the line. It is Friday at 3:00 PM at Beechwood Park in Hillsdale.

Council President Stern stated that one thing that everyone on the dais knows, but in connection with the redevelopment agreement with Russo, they are providing \$2 million to the Borough for the renovations at the Lydecker House. We recently met with our Borough Planner who is also a landscape architect, who has given us some very rudimentary concept plans. There are a lot of DEP regulations that control that site because there is a C-1 waterway that passes right through. In the next couple of months, we hope to have detailed concept plans that we can share with the public. Councilwoman Brodsky stated that with this development, the canopy of the area does not change. The only thing that might be removed are trees that are dead. Councilwoman Margolis stated that this property was bought before any of us were on the Council.

ENGINEER'S REPORT

(please see attached report)

ADMINISTRATOR'S REPORT

Administrator Padilla stated that just to reiterate what a couple of the folks have said, especially Councilman Pollack, since the budget has been passed and now, we are starting to purchase the items that were authorized on the capital. Those are on the Agenda tonight. With respect to the watch party that has been discussed, we will need a Resolution.

CONSENT AGENDA

MOTION to add Resolution No. 26-152, Renewing Liquor License for Bareburger, BB Tices Corner, Resolution No. 26-153, Resolution Approving FIFA World Cup Viewing Party, and Resolution No. 26-153, Resolution Authorizing Employees who Waive the Borough's Health Benefits to Receive Waiver Benefit Payment was made by Councilman Pollack, second by Council President Stern and approved by Councilman Bonanno, Councilwoman Brodsky, Councilwoman Margolis,

Councilwoman Marsh, Councilman Pollack and Council President Stern.

MOTION to approve the Consent Agenda 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.

ADJOURNMENT

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

Respectfully submitted,

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

Deborah Dakin, RMC, CMR
Borough Clerk

PROCLAMATION HONORING A FOURTH-GRADE SPELLING BEE CHAMPION

WHEREAS, academic achievement, dedication, and perseverance are qualities that inspire others and contribute to a strong and successful school community; and

WHEREAS, Krish Agate, a fourth-grade student at Dorchester Elementary School, has demonstrated exceptional spelling skills, determination, and a commitment to excellence, and

WHEREAS, through hard work, careful preparation, and outstanding performance, Krish earned the title of Spelling Bee Champion, competing with confidence and displaying remarkable knowledge of language and vocabulary; and

WHEREAS, this achievement reflects not only personal effort but also the encouragement and support of teachers, family members, and classmates who have contributed to this success; and

WHEREAS, Krish serves as an excellent example of the rewards that come from curiosity, discipline, and a love of learning.

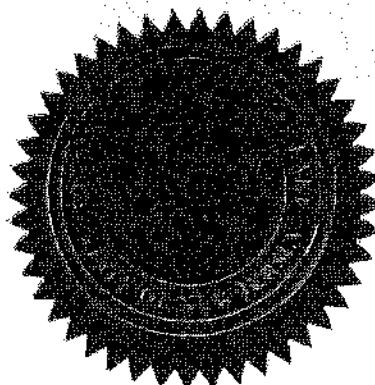
NOW, THEREFORE, BE IT PROCLAIMED, that we proudly recognize and congratulate Krish Agate for winning the 2025 and 2026 Scripps National Spelling Bee Championship and commend this outstanding accomplishment.

We celebrate this achievement and extend our best wishes for continued success in all future academic endeavors.

Mayor Carlos Rendo

Councilman Christopher Bonanno
Councilwoman Jennifer Margolis
Councilman Benjamin Pollack

Councilwoman Julie Brodsky
Councilwoman Nicole Marsh
Council President Josh Stern



**JUNE ENGINEERS REPORT
BOROUGH OF WOODCLIFF LAKE
JUNE 10, 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. Automatic Transfer Switch (ATS) and remaining electrical equipment has been installed. Evergreen screen plantings have been installed with fencing installation remaining pending materials for the privacy fencing along Werimus Lane. The Generator startup & training is schedule for 6/18 & 6/19 with pump startup to follow in last week of June pending confirmation with pump vendor. JFC Payment package #9 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.

LYNDHURST

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p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

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Mountainside, NJ 07092
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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. Project is currently under construction. Sidewalk and pavers to be completed shortly. Lead time and schedule for the PSEG street lighting to be obtained from PSEG.

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 is substantially complete, with construction of the walkway final surface treatment and installation of the trash/recycling receptacles remaining. Final site restoration and sitework punch list to be completed asap with final paving and striping to follow with 10 days 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.

13. Lydecker Property Improvements

Neglia has completed the Boundary and Topographic Survey and Regulatory Constraints Mapping in accordance illustrating the NJDEP Regulated Areas on the property for review and use by Fran Reiner in preparing preliminary Concept Plans for the Lydecker Property Improvements. The property contains NJDEP regulated Riparian Zones, Flood Hazard Area, and State Open Waters. Neglia has provided a proposal for Preliminary Engineering and NJDEP Land Use Permitting to make the necessary NJDEP Permit Applications to the NJDEP Division of Land Use including a Pre-Application Meeting (virtual) to review the project and proposed improvements with the NJDEP and a submission to the NJ State Historic Preservation Office (NJSHPO) for a historic review of the improvements to the property.

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

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BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 26-12

**AN ORDINANCE TO AMEND CHAPTER 265 ENTITLED "PROPERTY MAINTENANCE" OF THE
BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY**

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

WHEREAS, Chapter 265 of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Property Maintenance within the Borough of Woodcliff Lake; and

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.
Sec. 265-14. Structural soundness of residential buildings.

D. Lead-based paint inspections.

(5) Fees. Notwithstanding any other fees due pursuant to this chapter, the following fees shall be paid:

(a) Inspection fee. A dwelling owner or landlord is directly responsible for the payment of the following fee for each lead-based paint inspection conducted by LEW Environmental Services:

- i. Visual Inspection per unit: \$250**
- ii. Visual Inspection with X-Ray Fluorescence, if requested: additional \$150.00 per unit**
- iii. Post Remediation Inspection/Clearance: \$295.00 per unit including dust wipe samples**
- iv. Mailers/Postcards to Landlords (if requested): \$1.10 per unit**

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.

ORDINANCE NO.26-13

AN ORDINANCE AMENDING THE REQUIREMENTS AT § 380-57A OF THE CODE OF THE BOROUGH OF WOODCLIFF LAKE RELATING TO THE CREATION OF AFFORDABLE HOUSING UNITS IN THE AGE-RESTRICTED HOUSING OVERLAY-2 DISTRICT (ARHO-2) OVERLAY ZONE

WHEREAS, pursuant to *N.J.S.A. 40:55D-62b*, the Mayor and Council of the Borough of Woodcliff Lake is authorized and empowered to adopt and amend the zoning ordinance of the Borough of Woodcliff Lake; and

WHEREAS, on September 4, 2018, the Mayor and Council of the Borough of Woodcliff Lake passed Ordinance No. 18-11, creating the ARHO-2 Age-Restricted Housing Overlay-2 District at § 380-57A, to implement its Third Round Housing Element and Fair Share Plan and satisfy the requirements of its settlement agreement with Fair Share Housing Center; and

WHEREAS, as a condition of compliance of its Fourth Round Housing Element and Fair Share Plan, the Borough must amend § 380-57A to require 20% of all housing units created in the overlay to be affordable to low- and moderate-income households, regardless of whether the units are for-rent or for-sale.

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

Section 1. That § 380-57A in Chapter §380-57 be amended as follows:

§ 380-57A.4 Site Plan and Building Guidelines

Age-restricted multiunit development in the ARHO-2 District shall also comply with the following requirements:

....

F. Affordable Housing Requirements. ~~If the residential units are rental, 15% of the units shall be reserved for affordable households. If the units are for sale, Twenty percent (20%) of the residential units shall be reserved for affordable low- and moderate-income households. The affordable units shall have a minimum 30-year deed restriction.~~ Any such affordable units shall comply with Article V, "Development and Management of Low- and Moderate-Income Housing," within Chapter 380 of the Borough code, and all other applicable laws and regulations of the State of New Jersey and the Uniform Housing Affordability Controls (UHAC), applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws. ~~The units shall meet the bedroom distribution required by UHAC. The units shall meet the low/moderate income split required by the Uniform Housing Affordability Controls and provide at least~~

~~13% of the units as very low income units as mandated by the Fair Housing Act.~~ The developer shall be responsible for retaining a qualified Administrative Agent at the developer's sole cost and expense for the lifetime of the deed restriction. This shall include the initial rental/sale of the unit and the ongoing compliance. The developer shall utilize the Borough's Administrative Agent or a Borough-approved equivalent. The affordable units shall be age-restricted units.

Section 3. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 4. This ordinance shall be construed consistent with the purpose stated herein. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise, this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

Section 5. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.



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

	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. 26-123 JUNE 15, 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 June 15, 2026 that an Executive Session closed to the public shall be held on June 15, 2026 at 6:30 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 June 15, 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

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

201-391-4977
Fax 201-391-8830

RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS

RESOLUTION NO. 26-124

JUNE 15, 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 5/31/2026 \$ 245,646.53

Payroll Released 6/15/2026 \$ 229,736.69

BE IT FURTHER RESOLVED that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment.

Current Fund: \$ 1,662,012.08

Open Space Trust: \$ 13,471.00

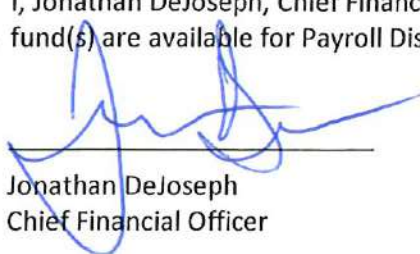
Trust Funds Other \$ 731.00

General Capital: \$ 1,337,315.77

Escrow: \$ 7,194.31

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 June 15, 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 RENEWING LIQUOR LICENSE FOR WCL LOU 1, LLC

RESOLUTION NO. 26-125

JUNE 15, 2026

WHEREAS, WCL LOU 1, LLC has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-003-008 is hereby granted to WCL LOU 1, LLC, D/B/A Adelaide for the sale of alcoholic beverages for the period of July 1, 2026 to June 30, 2027, in accordance with the requirements of said Act and said Ordinance, on premises located at 42 Kinderkamack Road.

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 June 15, 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 RENEWING LIQUOR LICENSE FOR WOODCLIFF WINE CO.

RESOLUTION NO. 26-126

JUNE 15, 2026

WHEREAS, WOODCLIFF WINE CO, has applied for renewal of their respective Plenary Retail Distribution License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Distribution License No. 0268-44-002-008 is hereby granted to WOODCLIFF WINE CO. for the sale of alcoholic beverages for the period of July 1, 2026 to June 30, 2027, in accordance with the requirements of said Act and said Ordinance, on premises located at 500 Chestnut Ridge Road, Store #2.

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 June 15, 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 RENEWING LIQUOR LICENSE FOR MANOR 26 LLC

RESOLUTION NO. 26-127
JUNE 15, 2026

WHEREAS, MANOR 26 LLC has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-004-003 is hereby granted to MANOR 26 LLC for the sale of alcoholic beverages for the period of July 1, 2026 to June 30, 2027, in accordance with the requirements of said Act and said Ordinance, on premises located at 25 Prospect Avenue.

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 June 15, 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

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

201-391-4977
Fax 201-391-8830

A RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE

**RESOLUTION NO. 26-128
JUNE 15, 2026**

WHEREAS the Borough of Woodcliff Lake has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the PY 2026-2027 term starting July 1, 2026, and ending on June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Tomas Padilla as its representative and Deborah Dakin as its alternate and that the Mayor hereby appoints Josh Stern as his/her representative and Benjamin Pollack as his/her alternate to serve on the Community Development Regional Committee for PY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us.

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 June 15, 2026.



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



BOROUGH OF WOODCLIFF LAKE

188 PASCADOWN ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

	Motion	Second	Yes	No	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

AUTHORIZING THE INSERTION IN BUDGET OF SPECIAL ITEM OF REVENUE AND APPROPRIATION – CHAPTER 159 BERGEN COUNTY PROSECUTOR'S OFFICE – CONFISCATED FUNDS

RESOLUTION NO. 26-129
JUNE 15, 2026

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of Local Government Services may approve insertion of any Special Item of Revenue in the budget of any municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Woodcliff Lake has received \$3,863.22 from the Bergen County Prosecutor's Office - Confiscated Funds and wishes to include this amount as a revenue item.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve insertion of an item of revenue in the budget of the year 2026 in the sum of \$3,863.22 which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Public and Private Revenues Offset with Appropriations:

Bergen County Prosecutor's Office - Confiscated Funds

BE IT FURTHER RESOLVED, that the like sum of \$3,863.22 is hereby appropriated under the caption of:

General Appropriations

- (a) Operations Excluded from "CAPS"
Public and Private Offset by Revenues:
Bergen County Prosecutor's Office - Confiscated Funds

BE IT FURTHER RESOLVED that the Borough Certified Municipal Finance Officer shall upload an electronic certified copy of this resolution in the New Jersey DCA Financial Automation Submission Tracking ("FAST") System.

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 June 15, 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

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

RESOLUTION APPROVING NEGLIA ENGINEERING PROPOSAL FOR SURVEYING, ENGINEERING, BIDDING AND CONSTRUCTION MANAGEMENT SERVICES FOR 2026 MUNICIPAL PAVING PROJECT

**RESOLUTION NO. 26-130
JUNE 15, 2026**

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding and Construction Management Services for the 2026 Municipal Paving Project as follows: (a) on a lump sum basis at a cost of \$64,900.00 representing Phase 1-Surveying, Engineering Design and Bidding Services; (b) on a time spent basis at a cost not to exceed \$62,900.00 representing Phase II-Construction Management Services; and (c) on a material basis for a cost not to exceed of \$1,000.00 for Phase III-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Surveying, Engineering, Bidding and Construction Management Services for the 2026 Municipal Paving Project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal from Neglia Engineering Associates for Surveying, Engineering, Bidding and Construction Management Services for the 2026 Municipal Paving Project as follows: (a) on a lump sum basis at a cost of \$64,900.00 representing Phase 1-Surveying, Engineering Design and Bidding Services; (b) on a time spent

basis at a cost not to exceed \$62,900.00 representing Phase II-Construction Management Services; and (c) on a material basis for a cost not to exceed of \$1,000.00 for Phase III-Reimbursable Expenses, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

388 PASCADOWN ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

Member	Motion	Second	Yes	No	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

RESOLUTION APPROVING TREATMENT WORKS APPROVAL PERMIT APPLICATION FOR SANITARY SEWER CONNECTION ASSOCIATED WITH THE 300 CHESTNUT RIDGE ROAD DEVELOPMENT PROJECT

RESOLUTION NO. 26-131
JUNE 15, 2026

WHEREAS, the applicant, RW Woodcliff Lake Urban Renewal, LLC as part of the 300 Chestnut Ridge Road Development Project located within the Borough of Woodcliff Lake (the "Borough") at 300 Chestnut Ridge Road, more formally Block 602, Lot 1 of the Municipal Tax Map, submitted plans, applications and documents in support of a Treatment Works Approval (hereinafter the "TWA") permit application to the New Jersey Department of Environmental Protection (hereinafter the "NJDEP") for the sanitary sewer connection and sanitary sewer main work associated with the project; and

WHEREAS, Neglia Group, the Borough Engineer, has certified that they have reviewed the plans, applications and documents as it relates to the aforementioned TWA permit application; and

WHEREAS, Neglia Group has also certified their recommendation that the Borough endorse the TWA permit applications for purposes of municipal consent.

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 Treatment Works Approval ("TWA") permit application to be submitted to the NJDEP for the sanitary sewer connections and sanitary sewer main work associated with the within referenced project be and is hereby approved at the recommendation of the Borough Engineer; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached certification consenting to the submission of the application to the NJDEP 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 certification to the New Jersey Department of Environmental Protection 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

Borough Council Member		Motion	Second	Yes	No	Abstain	Absent
188 PASCAGO ROAD, WOODCLIFF LAKE, NEW JERSEY 07677							
Carlos Rendo, Mayor	Bonanno			X			
Tomas J. Padilla, Borough Administrator	Brodsky			X			
	Margolis			X			
	Marsh	X		X			
	Pollack		X	X			
	Stern			X			
	Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING PURCHASE OF 2026 CHEVROLET TAHOE FROM GENTILINI MOTORS

RESOLUTION NO. 26-132

JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake Police Department is in receipt of Quote 2653 from Gentilini Motors in the amount of \$55,137.30 for a 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle; and

WHEREAS, the quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted thru NJ State Contract #26-FLEET-129165; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quote attached hereto and incorporated herein by reference for the 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle and recommends the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Acct. No. C-04-55-947-004 and 6-01-25-240-051, said certification being attached hereto; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Gentilini Motors, a copy of which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that Quote 2653 submitted by Gentilini Motors for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicle in the amount of \$55,137.30, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take all steps necessary to effectuate the purchase with Gentilini Motors for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicle; 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 contract agreement to Gentilini Motors 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Clerk

Member	Motion	Second	188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677			
			Yea	Nay	Abstain	Absent
Bonanno			X			
Brodsky			X			
Marsh	X		X			
Margolis			X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

201-391-4977
Fax 201-391-8830

RESOLUTION APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH OF WOODCLIFF LAKE AND DEBORAH DAKIN

RESOLUTION NO. 26-133
JUNE 15, 2026

WHEREAS, the Borough and Employee have agreed upon the terms of an Employment Agreement to be retroactive to January 1, 2026 for five-years; and

WHEREAS, the Borough wishes to memorialize its approval of such Employment Agreement, the terms of which are incorporated by reference herein, and to authorize the Mayor to execute the Employment Agreement on its behalf.

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

1. The Employment Agreement between the Borough of Woodcliff Lake and Deborah Dakin be and hereby is approved on the terms recited therein.
2. Mayor Carlos Rendo be and hereby is authorized to execute the Employment Agreement on behalf of the Borough of Woodcliff Lake.
3. The Mayor, the Borough Administrator, the Borough Attorney and the Borough Labor Attorney are authorized to take any and all necessary and appropriate actions to effectuate the terms of this Resolution.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

Motion Second Yeas Nays Abstain Absent
188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Tomas J. Padilla, Borough Administrator

201-391-4977
Fax 201-391-8830

	Motion	Second	Yeas	Nays	Abstain	Absent
Bonanno			X			
Brodsky			X			
Margolis			X			
Marsh	X		X			
Pollack		X	X			
Stern			X			
Mayor Rendo						

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH REDEVELOPMENT ATTORNEY

**RESOLUTION NO. 26-134
JUNE 15, 2026**

WHEREAS, on January 5, 2026, the Governing Body approved and appointed Wendy R. Quiroga, Esq. of the Weiner Law Group as Redevelopment Attorney for a one- year term commencing January 1, 2026 through December 31, 2026; and

WHEREAS, effective June 1, 2026, Wendy R. Quiroga, Esq. will be joining the firm of Scarinici Hollenbeck located at 150 Clove Road, 9th Floor, Little Falls, New Jersey; and

WHEREAS, it is necessary to appoint Wendy R. Quiroga, Esq. of the law firm of Scarinici Hollenbeck LLC as Redevelopment Attorney for the Borough effective June 1, 2026 through December 31, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, this appointment is exempt from the public bidding laws; and

WHEREAS, it is necessary to prepare a professional services agreement between the Borough and Wendy R. Quiroga, Esq., as Redevelopment Attorney reflecting the new firm name in order for her to serve in the same capacity with the Borough; and

WHEREAS, the Borough Attorney has prepared a professional services agreement effective June 1, 2026 through December 31, 2026 between the Borough and the Redevelopment Attorney, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same; and

WHEREAS, the Mayor and Council have reviewed the attached Professional Services Agreement between the Borough of Woodcliff Lake and the Redevelopment Attorney attached hereto and incorporated herein by reference and approve 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 Wendy R. Quiroga, Esq. of Scarinci Hollenbeck LLC be and is hereby appointed Redevelopment Attorney for the Borough effective June 1, 2026 thru December 31, 2026; and

BE IT FURTHER RESOLVED, the Professional Services Agreement between the Borough and Wendy R. Quiroga, Esq. of Scarinici Hollenbeck as Redevelopment Attorney effective June 1, 2026 thru December 31, 2026 be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and they are hereby authorized and directed to execute the Agreement on behalf of the Borough; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to forward a copy of this resolution together with the Agreement to Wendy R. Quiroga, Esq. upon its passage; and

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 June 15, 2026.



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



BOROUGH OF WOODCLIFF LAKE

Council		188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677				
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 APPOINTING CERTIFYING OFFICER FOR DIVISION OF PENSIONS AND BENEFITS IN THE BOROUGH OF WOODCLIFF LAKE

RESOLUTION NO. 26-135
JUNE 15, 2026

WHEREAS, the State of New Jersey, Department of Treasury, Division of Pensions and Benefits requires all municipalities to designate a Certifying Officer and Supervising Certifying Officer to certify the accuracy and validity of all documents and forms sent to the Division of Pensions and Benefits;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, in the County of Bergen, State of New Jersey as follows, effective June 15, 2026:

1. The Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement System and Police and Fire Retirement System shall be Gervonna Ragland;
2. The Supervising Certifying Officer for the Borough of Woodcliff Lake Public Employees Retirement and Police and Fire Retirement System shall be Jonathan DeJoseph, Chief Financial Officer;
3. A certified copy of this resolution shall be filed with the State of New Jersey, Department of Treasury, Division of Pensions and Benefits.

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 June 15, 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 NEGLIA ENGINEERING PROPOSAL FOR PROFESSIONAL ENGINEERING DESIGN AND CIVIL REGULATORY PERMITTING FOR LYDECKER PROPERTY IMPROVEMENTS PROJECT

RESOLUTION NO. 26-136

JUNE 15, 2026

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for Preliminary Engineering Design and Civil Regulatory Permitting (NJDEP Land Use) for the Lydecker Property Improvements Project as follows: (a) on a lump sum basis at a cost of \$32,900.00 representing Phase 1-Preliminary Engineering Design and NJDEP Land Use Permitting; and (b) on a material basis at a cost not to exceed \$5,000.00 representing Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Preliminary Engineering Design and Civil Regulatory Permitting (NJDEP Land Use) for the Lydecker Property Improvements Project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal from Neglia Engineering Associates for Preliminary Engineering Design and Civil Regulatory Permitting (NJDEP Land Use) for the Lydecker Property Improvements Project as follows: (a) on a lump sum basis at a cost of \$32,900.00 representing Phase 1-Preliminary Engineering Design and NJDEP Land Use

Permitting; and (b) on a material basis at a cost not to exceed \$5,000.00 representing Reimbursable Expenses, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASSACK 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 PURCHASE OF STELLAR NXT30M HOOKLIFT, SNOWPLOW SPREADER FOR DEPARTMENT OF PUBLIC WORKS HOOKLIFT TRUCK

RESOLUTION NO. 26-137
JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from Cliffside Body Corporation submitted through ESCNJ 23/24-04 for a Stellar NXT30M hooklift, plow and spreader for a hooklift truck for the Department of Public Works in an amount not to exceed \$162,522.95, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the Stellar NXT30M hooklift, plow and spreader and recommend the approval and purchase of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Cliffside Body Corporation, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for said purchase in Acct. No. C-04-55-947-006, said certification being attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the quote from Cliffside Body Corporation submitted through ESCNJ 23/24-04 for a Stellar NXT30M hooklift, plow and spreader for a hooklift truck for the Department of Public Works in an amount not to exceed

\$162,522.95, 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 the Department of Public Works take all steps necessary to effectuate the purchase of same for the Woodcliff Lake Department of Public Works; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the 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 contract agreement to Cliffside Body Corporation 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASSACK 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 PURCHASE OF CHASSIS FOR DEPARTMENT OF PUBLIC WORKS HOOKLIFT TRUCK

RESOLUTION NO. 26-138
JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from North Jersey Truck Center submitted through BC Co-Op Bid 24-06 for a 108SD Chassis for a hooklift truck for the Department of Public Works in an amount not to exceed \$162,867.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the 108SD chassis and recommend the approval and purchase of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and North Jersey Truck Center, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for said purchase in Acct. No. C-04-55-947-006, said certification being attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the quote from North Jersey Truck Center submitted through BC Co-Op 24-06 for a 108SD chassis for a hooklift truck for the Department of Public Works in an amount not to exceed \$162,867.00, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purchase of same for the Woodcliff Lake Department of Public Works; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the 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 contract agreement to North Jersey Truck Center 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASSACK 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 THE CONTRACT WITH P.B.A. LOCAL NO. 206 AND AUTHORIZING MAYOR TO EXECUTE AGREEMENT ON BEHALF OF THE BOROUGH IN THE BOROUGH OF WOODCLIFF LAKE, COUNTY OF BERGEN, NEW JERSEY

RESOLUTION NO. 26-139

JUNE 15, 2026

WHEREAS, the Collective Negotiations Agreement ("CNA") between the Borough of Woodcliff Lake ("Woodcliff Lake") and the Woodcliff Lake Police Department Local 206 ("PBA") expired on December 31, 2025; and

WHEREAS, Woodcliff Lake and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and conditions of a successor CNA; and

WHEREAS, Woodcliff Lake and the PBA have agreed upon the terms of a successor Agreement for the term January 1, 2026 through December 31, 2030, which were incorporated in a previously adopted Memorandum of Understanding ("MOU");

WHEREAS, Woodcliff Lake wishes to memorialize its approval of the terms and conditions of the successor Agreement in accordance with the MOU by adoption of this Resolution approving a successor CNA;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake that the Collective Negotiations Agreement as between the Borough of Woodcliff Lake and the PBA for the term January 1, 2026 through December 31, 2030, be and hereby is APPROVED; and

BE IT FURTHER RESOLVED that the Mayor, the Chief Financial Officer, and the Borough

Labor Attorney are authorized to take all appropriate actions so as to implement this Resolution.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 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 NEGLIA ENGINEERING PROPOSAL FOR FINAL ENGINEERING AND CONSTRUCTION ADMINISTRATION SERVICES FOR MAJOR FIELD IMPROVEMENTS PROJECT

RESOLUTION NO. 26-140

JUNE 15, 2026

WHEREAS, the Borough is in receipt of a proposal from Neglia Engineering Associates for the Final Engineering and Construction Administration Services for Major Field Improvements Project as follows: (a) on a lump sum basis at a cost of \$13,900.00 representing Phase 1-Final Engineering Services; (b) on a time spent basis at a cost not to exceed \$36,900.00 representing Phase II-Construction Management Services; and (c) on a material basis for a cost not to exceed of \$1,000.00 for Phase III-Reimbursable Expenses; and

WHEREAS, the Chief Financial Officer has certified that said funds are available for this matter, said certification being attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and Superintendent of Department of Public Works have reviewed the proposal submitted by Neglia Engineering for Final Engineering and Construction Administration Services for the Major Field Improvements Project, a copy of which is attached hereto and incorporated herein by reference and recommend the approval of same.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey, that the proposal from Neglia Engineering Associates for Final Engineering and Construction Administration Services for the Major Field Improvements Project as follows: (a) on a lump sum basis at a cost of \$13,900.00 representing Phase 1-Final Engineering Services; (b) on a time spent basis at a cost not to exceed \$36,900.00 representing Phase II-Construction Management Services; and (c) on a material basis for a cost not to exceed of \$1,000.00 for Phase III-Reimbursable Expenses, a copy of which is attached

hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the attached proposal on behalf of the Borough; and

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

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASCACK ROAD, WOODCLIFF LAKE, NEW JERSEY 07677

Carlos Rendo, Mayor
Thomas 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 MAYOR AND COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE SUPPORTING COMPANION LEGISLATION, ASSEMBLY BILL NO. 1950 (1R) AND SENATE BILL NO. 2884, TO ADVANCE THE POLICY OBJECTIVE OF IMPROVING HOSPITAL SEPSIS RECOGNITION, TREATMENT, AND QUALITY IMPROVEMENT

RESOLUTION NO. 26-141
JUNE 15, 2026

WHEREAS, Assembly Bill No. 1950 and Senate Bill No. 2884 are companion measures pending before the New Jersey Legislature concerning sepsis recognition and treatment protocols in hospitals; and

WHEREAS, the shared policy objective of this companion legislation is to require general and special hospitals licensed in the State of New Jersey to adopt, implement, and periodically update evidence-based protocols for the early recognition and treatment of patients with sepsis, severe sepsis, and septic shock, to provide appropriate staff training, and to utilize quality measures to improve care and outcomes; and

WHEREAS, sepsis is a serious and potentially life-threatening medical condition resulting from the body's overwhelming response to infection and may lead to permanent organ damage, disability, cognitive impairment, or death if not recognized and treated promptly; and

WHEREAS, timely and evidence-based hospital protocols for the screening, early recognition, and treatment of sepsis, severe sepsis, and septic shock can improve patient outcomes, promote consistency of care, and advance the health, safety, and welfare of residents of Essex County and throughout the State of New Jersey; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake finds that the policy objective embodied in Assembly Bill No. 1950 and Senate Bill No. 2884 serves an important public

purpose by promoting earlier sepsis identification, prompt treatment, clinical accountability, and quality improvement in hospital care.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Woodcliff Lake, that the Mayor and Council hereby endorses and strongly supports the policy objective embodied in companion legislation, Assembly Bill No. 1950 and Senate Bill No. 2884; and

BE IT FURTHER RESOLVED, that the Mayor and Council respectfully urges the New Jersey Legislature to enact this legislation advancing these objectives to improve hospital sepsis recognition, treatment, and quality improvement practices; and

BE IT FURTHER RESOLVED, that upon final passage by the Legislature, the Mayor and Council respectfully urges the Governor of the State of New Jersey to sign such legislation into law; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be transmitted to the Governor of the State of New Jersey, the President of the New Jersey Senate, the Speaker of the New Jersey General Assembly, the New Jersey Commissioner of Health, and such other officials as may be appropriate.

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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 PASSAIC 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 PURCHASE OF ODB LEAF VACUUM FOR DEPARTMENT OF PUBLIC WORKS HOOKLIFT TRUCK

RESOLUTION NO. 26-142
JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from W.E. Timmerman Co. Inc. submitted through ESCNJ 23/24-04 for an ODB leaf vacuum for the Department of Public Works hooklift truck in an amount not to exceed \$190,160.74, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the ODB leaf vacuum and recommend the approval and purchase of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and W.E. Timmerman Co. Inc., a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for said purchase in Acct. No. C-04-55-947-006, and 6-01-41-771-231, said certification being attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the quote from W.E. Timmerman Co. Inc. submitted through ESCNJ 23/24-04 for an ODB leaf vacuum for the Department of Public Works hooklift truck in an amount not to exceed of \$190,160.74, 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 the Department of Public Works take all steps necessary to effectuate the purchase of same for the Woodcliff Lake Department of Public Works; and

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized and directed to execute the 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 contract agreement to W.E. Timmerman Co. Inc. upon its passage.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 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 2026 BOROUGH EMPLOYEE SALARIES

RESOLUTION NO. 26-143

JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake seeks to approve the 2026 salaries for its employees;
and

WHEREAS, the Borough Administrator and Finance Committee have reviewed the 2026 salaries for Borough employees, a copy of which is attached hereto and incorporated herein by reference and recommends the approval of same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the 2026 salaries for Borough employees, 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 is hereby authorized and directed to keep a copy of this resolution on file in the Borough Clerk's office.

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.

DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK

*Eff. 1/1/26 OR on anniversary dates,
unless otherwise noted.*

EMPLOYEE	DEPARTMENT	2026 SALARY/HOURLY RATE
PADILLA, TOMAS	BOROUGH ADMINISTRATOR	\$ 154,133.30
DAKIN, DEBORAH	CLERK/OFFICE MAN/REGIST./SAFETY COORD./BOH SEC.	\$ 128,000.00
O'BRIEN, DIANE	ADMINISTRATIVE ASSISTANT/UCC	\$ 54,328.68
O'BRIEN, DIANE	FIRE PREVENTION STIPEND	\$ 2,000.00
DEJOSEPH, JONATHAN	CFO	\$ 41,328.69
DEJOSEPH, JONATHAN	STIPEND - OPA	\$ 5,000.00
WILSON, MEGAN	FINANCE/BENEFITS/DEPUTY TAX C.	\$ 76,915.25
WILSON, MEGAN	PAYROLL STIPEND	\$ 8,400.00
WILSON, MEGAN	DEPUTY REGISTRAR STIPEND	\$ 2,500.00
NEWMAN, ELISA	FINANCE/TAX ASSISTANT (PT)	\$ 37.13
RAGLAND, GERVONNA	DPW ADMIN ASST./PAYROLL	\$ 45,835.00
RAGLAND, GERVONNA	RECYCLING STIPEND	\$ 2,000.00
RAGLAND, GERVONNA	PAYROLL STIPEND	\$ 9,600.00
MAZZOLA, ANTHONY	TAX ASSESSOR	\$ 26,522.50
SCORDO, FRANCES	TAX COLLECTOR	\$ 28,700.48
BARBONI, EDWARD	BUILDING - FIRE SUBCODE	\$ 12,582.29
BERNINGER, MARK	CONSTRUCTION CODE OFFICIAL	\$ 64,403.86
DREWES, BRIAN	BUILDING - PLUMBING INSPECTOR	\$ 21,630.00
GARCIA, LYLE	PROP. MAINT./SHADE TREE INSPECTOR	\$ 32.00
LORDO, NICHOLAS	ELECTRICAL INSPECTOR	\$ 12,360.00
MORRA, GEORGE	ELECTRICAL INSPECTOR	\$ 16,913.50
AQUILINO, CLAIRESE	PLANNING & ZONING/UCC	\$ 67,825.94
AQUILINO, CLAIRESE	STIPEND - PLANNING/ZONING SEC./AFFORDABLE H.	\$ 7,500.00
MAGEE, RYAN	PARKS & REC DIRECTOR	\$ 75,000.00
MAGEE, RYAN	SOCIAL MEDIA STIPEND	\$ 6,000.00
NORIEGA, DANILLO	SENIOR VAN DRIVER (HOURLY)	\$ 32.00
ALBANESE, JACOB	DPW	\$ 54,000.00
BARBONI, EVAN	DPW	\$ 93,974.52
BARBONI, EVAN	STIPEND - C2 LIC / MECHANIC	\$ 5,000.00
BEUTEL, NICHOLAS	DPW	\$ 50,000.00
CANNONE, BRIAN	DPW	\$ 58,000.00
D'AMICO, JOHN	DPW	\$ 62,000.00
D'AMICO, JOHN	STIPEND - TREE CREW	\$ 1,000.00

Longevity not included

Eff: 11/1
Eff: 11/1

ECKERT, MATTHEW	DPW	\$	74,000.00	Eff. 10/19
ECKERT, MATTHEW	STIPEND - MECHANIC	\$	1,500.00	
EGBERT, DANA	DPW	\$	54,000.00	Eff. 7/1
FUSCO, GEORGE	DPW	\$	66,000.00	
KING, ANDREW	DPW	\$	82,000.00	
KING, ANDREW	STIPEND - TREE CREW LEAD	\$	2,500.00	
LINKO, DAVID	DPW - FOREMAN	\$	145,600.00	
TAMMEN, KYLE	DPW	\$	50,000.00	w/ CDL
ZINK, KEVIN	DPW	\$	110,000.00	
ENNIS, TIM	FIRE PREVENTION	\$	2,400.00	
LADEWIG, KYLE	FIRE PREVENTION (HOURLY)	\$	35.00	
MAURRASSE, RAPHAEL	FIRE PREVENTION/OEM	\$	55,053.51	
KUTZIN, EVAN	OEM	\$	3,500.00	
SHAPIRO, JARED	OEM	\$	3,500.00	
DURST, MARK	DPW (HOURLY)	\$	37.00	
PART-TIME STAFF	DPW (HOURLY)		\$15.92-\$25.00	
PART-TIME STAFF	DPW LEAVES/FALL HELP (HOURLY)		\$15.92-\$25.00	
PART-TIME STAFF	DPW SNOW PLOW (HOURLY)		\$25.00-\$37.00	
JENNINGS, BRIDGET	POLICE DEPT. SECRETARY (HOURLY)	\$	32.00	
JENNINGS, BRIDGET	STIPEND	\$	3,000.00	
CROSSING GUARDS	POLICE DEPT. (HOURLY)		\$20.00-\$30.00	
MAYOR	MAYOR	\$	7,500.00	
COUNCIL	COUNCIL	\$	5,000.00	



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 ELITE VEHICLE SOLUTIONS FOR UPFIT FOR 2026 CHEVROLET TAHOE

RESOLUTION NO. 26-144

JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake Police Department is in receipt of Quote #C14675 in the amount of \$27,153.91 and Quote #C14676 in the amount of 30,042.59 for a total not to exceed amount of \$57,196.50 from Elite Vehicle Solutions for Upfit of the 2026 Chevrolet Tahoe Police 1LS 4WD 9C1 vehicles; and

WHEREAS, both quotes, copies of which are attached hereto and incorporated herein by reference, are being submitted through NJ State Contract #17-FLEET-00749; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quotes attached hereto and incorporated herein by reference for the Upfit for the 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicles and recommend the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Acct. Nos. C-04-55-947-004 and 6-01-25-240-051, said certification being attached hereto; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Elite Vehicle Solutions, a copy of which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the quotes submitted by Elite Vehicle Solutions for the Upfit for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicles in an amount not to exceed of \$57,196.50, copies of

which are attached hereto and incorporated herein by reference, be and are hereby approved;
and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Police Department take all steps necessary to effectuate the purchase with Elite Vehicle Solutions for the Upfit for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicles; 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 contract agreement to Elite Vehicle Solutions 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 June 15, 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 PURCHASE OF 2026 CHEVROLET TAHOE FROM GENTILINI MOTORS

RESOLUTION NO. 26-145

JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake Police Department is in receipt of Quote 2682 from Gentilini Motors in the amount of \$55,137.30 for a 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle; and

WHEREAS, the quote, a copy of which is attached hereto and incorporated herein by reference, is being submitted through NJ State Contract #26-FLEET-129165; and

WHEREAS, the Borough Administrator and the Woodcliff Lake Police Department have reviewed the quote attached hereto and incorporated herein by reference for the 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle and recommends the approval of same; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available for the purchase of same in Acct. No. C-04-55-947-004 and 6-01-25-240-051, said certification being attached hereto; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Gentilini Motors, a copy of which is attached hereto and incorporated herein by reference.

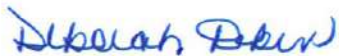
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that Quote 2682 submitted by Gentilini Motors for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicle in the amount of \$55,137.30, a copy of which is attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator take all steps necessary to effectuate the purchase with Gentilini Motors for the 2026 Chevrolet Tahoe 1 LS 4WD 9C1 vehicle; 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 contract agreement to Gentilini Motors 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

138 PASSACK 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 PURCHASE OF DUMP TRUCK FROM CIOCCA FORD

RESOLUTION NO. 26-146

June 15, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of a quote from Ciocca Ford of Flemington for a 2027 Ford 450 Regular Cab/Chassis 4x4 DRW Dump Truck submitted through State Contract T2102/24-FLEET-88820 in an amount not to exceed \$72,976.15, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Superintendent of Department of Public Works have reviewed the quote attached hereto and incorporated herein by reference for the 2027 Ford 450 Regular Cab/Chassis 4x4 DRW Dump Truck and recommend the approval and purchase of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Ciocca Ford of Flemington, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for said purchase in Acct. No. C-04-55-941-015, said certification being attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen and State of New Jersey that the quote from Ciocca Ford of Flemington for a 2027 Ford 450 Regular Cab/Chassis 4x4 DRW Dump Truck submitted through State Contract T2102/24-FLEET-88820 in an amount not to exceed \$72,976.15, a copy of which is

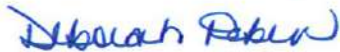
attached hereto and incorporated herein by reference, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Borough Administrator and/or Superintendent of the Department of Public Works take all steps necessary to effectuate the purchase of same; 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 contract agreement to Ciocca Ford of Flemington upon its passage.

CERTIFICATION

I, Deborah Dakin, Acting 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 June 15, 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 AUTHORIZING THE INCLUSION IN THE BERGEN COUNTY COMMUNITY DEVELOPMENT PROGRAM

RESOLUTION NO. 26-147
JUNE 15, 2026

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title 1 of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnership Act of 1990, as amended, and the Emergency Solutions Grant of 2012; and

WHEREAS, the current Interlocal Services Cooperative Agreement contains an automatic renewal clause to expedite the notification of the inclusion process; and

WHEREAS, each Municipality must notify the Bergen County Division of Community Development of its intent to continue as a participant in the Urban County entitlement programs noted above; and

WHEREAS, it is in the best interest of the Borough of Woodcliff Lake and its residents to participate in said Program.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council of the Borough of Woodcliff Lake hereby notifies the Bergen County Division of Community Development of its decision to be included as a participant Municipality in the Urban County entitlement programs being the Community Development Block Grant Program (CDBG), the HOME Investment

Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Fiscal Years 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Monday, July 20, 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 June 15, 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 THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF BERGEN TO SUPERSEDE THE COOPERATIVE AGREEMENT DATED JULY 1, 2024, AND AMENDMENTS THERETO ESTABLISH THE BERGEN COUNTY COMMUNITY DEVELOPMENT AGREEMENT

**RESOLUTION NO. 26-148
JUNE 15, 2026**

WHEREAS, certain Federal funds are potentially available to the County of Bergen under Title 1 of the Housing and Community Development Act of 1974, as amended, the HOME Investment Partnership Act of 1990, as amended, and the Emergency Solutions Grant of 2012; and

WHEREAS, it is necessary to supersede an existing Interlocal Services Cooperative Agreement for the County and its people to benefit from these Programs; and

WHEREAS, an Agreement has been proposed under which the Borough of Woodcliff Lake and the County of Bergen in cooperation with other Municipalities, will modify an Interlocal Services Program pursuant to N.J.S.A. 40A:65-1 et seq.; and

WHEREAS, it is in the best interest of the Borough of Woodcliff Lake to enter into such an Agreement.

NOW, THEREFORE BE IT RESOLVED by the Borough of Woodcliff Lake that the Agreement entitled "Three Year Cooperative Agreement" (an Agreement superseding the Cooperative Agreement dated July 1, 2024 – June 30, 2027) to clarify the planning and implementation procedures and to enable the Municipality to make a Three Year irrevocable commitment to participate in the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) for the Fiscal Year 2027, 2028, and 2029 covering the period July 1, 2027 – June 30, 2030, be executed by the Mayor and Municipal Clerk in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately in accordance with law and that an original copy be made available to the Director of the Bergen County Division of Community Development as soon as possible and no later than Monday, July 20, 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 June 15, 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 PURCHASE OF 2026 CHEVROLET TAHOE FROM GENTILINI MOTORS

RESOLUTION NO. 26-149
JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake is in receipt of quote 2756 from Gentilini Motors in the amount of \$55,009.90 for a 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle submitted through New Jersey State Contract 26-FLEET-129165, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Borough Administrator and the Fire Chief have reviewed the quote attached hereto and incorporated herein by reference for the 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle and recommend the approval and purchase of same; and

WHEREAS, the Borough Attorney has prepared a contract agreement between the Borough and Gentilini Motors, a copy of which is attached hereto and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Chief Financial Officer has certified that the funds are available for said purchase in Acct. No. C-04-55-947-001; and

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 quote from Gentilini Motors for a 2026 Chevrolet Tahoe 1LS 4WD 9C1 vehicle submitted through New Jersey State Contract 26-FLEET-129165 in an amount not to exceed \$55,009.90, 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 the Fire Chief take all steps necessary to effectuate the purchase of same; 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 contract agreement to Gentilini Motors upon its passage.

CERTIFICATION

I, Deborah Dakin, Acting 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 June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK



BOROUGH OF WOODCLIFF LAKE

188 RASCACK 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 CONTRACTS WITH CERTAIN APPROVED STATE CONTRACT VENDOR(S) FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-12a

RESOLUTION NO. 26-150
JUNE 15, 2026

WHEREAS, the Borough of Woodcliff Lake ("Borough"), pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Borough has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Borough intends to enter into contracts with the attached Referenced State Contract Vendor(s) through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey authorizes the Qualified Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendor(s) on the attached list, pursuant to all conditions of the individual State contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Borough of Woodcliff Lake

pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Municipal Finance Officer; and

BE IT FURTHER RESOLVED, that the duration of the contracts between the Borough of Woodcliff Lake and the Referenced State Contract Vendor(s) shall be based on the terms of the appropriate State contract.

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 June 15, 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 RENEWING LIQUOR LICENSE FOR BAREBURGER, BB TICES CORNER LLC

RESOLUTION NO. 26-152

JUNE 15, 2026

WHEREAS, BAREBURGER, BB TICES CORNER LLC, has applied for renewal of their respective Plenary Retail Consumption License; and

WHEREAS, the said applicant has, in the opinion of the Mayor and Council, complied with the requirements of the Alcoholic Beverage Control Commission, and the Ordinance of the Borough of Woodcliff Lake.

NOW THEREFORE, BE IT RESOLVED, that Plenary Retail Consumption License No. 0268-33-001-010 is hereby granted to BAREBURGER, BB TICES CORNER LLC, for the sale of alcoholic beverages for the period of July 1, 2026 to June 30, 2027, in accordance with the requirements of said Act and said Ordinance, on premises located at 453 Chestnut Ridge Road.

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 June 15, 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						
Brodsky						
Margolis						
Marsh						
Pollack						
Stern						
Mayor Rendo						

RESOLUTION APPROVING FIFA WORLD CUP VIEWING PARTY

RESOLUTION NO. 26-153

JUNE 15, 2026

WHEREAS, Borough resident, Isa Suqi, the owner of NextWaveWeb, desires to host a FIFA World Cup viewing party at Woodcliff Park on a date and time to be determined; and

WHEREAS, NextWaveWeb has submitted a proposal to the Borough for same in an amount not to exceed \$5,000.00, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, NextWaveWeb will provide and set up the viewing equipment and event infrastructure in accord with Borough requirements; and

WHEREAS, the Borough Administrator and the Parks and Recreation Department have reviewed this matter and recommend the approval of same, subject to all requirements of the Borough being met by NextWaveWeb, including but not limited to a Certificate of Insurance naming the Borough as additional insured.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodcliff Lake that the proposal submitted by Isa Suqi, owner of NextWaveWeb for the hosting of a FIFA World Cup viewing party at Woodcliff Park in an amount not to exceed of \$5,000.00, be and is hereby approved; and

BE IT FURTHER RESOLVED, that the date and time shall be determined and agreed to by the Parties; and

BE IT FURTHER RESOLVED, that this resolution is subject to NextWaveWeb submitting all documents required by the Borough, including but not limited to a Certificate of Insurance naming the Borough as additional insured, prior to the hosting of the event.

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 on June 15, 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 EMPLOYEES WHO WAIVE THE BOROUGH'S HEALTH BENEFITS TO RECEIVE WAIVER BENEFIT PAYMENT

RESOLUTION NO. 26-154
JUNE 15, 2026

WHEREAS, there is a program offered to municipal employees/plan participants eligible for health benefits through the Borough Employee Health Benefit Program to waive participation in consideration of an annual financial incentive; and

WHEREAS, in consideration of the following incentive, an employee eligible for medical benefits through the Borough may elect to waive coverage; and

WHEREAS, the annual financial incentive is 25% of the net plan premium up to \$5,000, whichever is less; and

WHEREAS, following the election of waiver of benefits, payment of the annual financial incentive by the Borough will be made semi-annually – in June and in December.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodcliff Lake to certify the following list of eligible employees and authorize payments to them with the June 30, 2026 payroll:

<u>Name</u>	<u>Payment</u>
John Kurz	\$ 1,043.19
Hailey Mirkovic	\$ 1,136.61
Gervonna Ragland	\$ 2,500.00
Kyle Tammen	\$ 2,114.31
Megan Wilson	\$ 2,500.00

CERTIFICATION

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen, and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of June 15, 2026.



DEBORAH DAKIN, RMC, CMR
BOROUGH CLERK