

approved  
01/7/08

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**December 17, 2007**

CONFIDENTIAL

DRAFT

**DISCUSSION.**

Mayor LaPaglia stated that the Tax Assessor has submitted her resignation effective January 21, 2008. The Tax Assessor is part of an inter-local agreement with Westwood and New Milford. The Tax Assessor has received a substantially higher salary offer from another municipality. Mayor LaPaglia stated that he has spoken with the Mayors of Westwood and New Milford and they are not willing to counter the offer.

Mr. Madaio stated that although all parties wish to keep the inter-local agreement intact, it may not be possible. A new tax assessor may not have such flexible hours. It was the consensus of the Council to possibly retain the Tax Assessor as a consultant due to the complexity of the BMW appeal. The Bergen County Board of Taxation has also mandated a revaluation for the Borough in 2008.

Attorney Madaio reported that the Jordan Hill case was settled and the Borough will retain the unit on Centennial Way as affordable housing. Mr. Van Dam has completed title searches on 1 remaining affordable housing units and all paperwork is filed correctly on all units. There are two units, however, that could raise an issue. One unit has two mortgages amounting to \$132,000. One unit has 3 mortgages amounting to \$196,000. Attorney Madaio has asked Cheryl Zega, our Affordable Housing Consultant, to calculate out the unit with outstanding mortgages of \$196,000 to determine the worst case scenario should the owner default.

**REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Glaser, seconded by Mrs. Howley.

**ROLL CALL:**

**Introduce:** Mr. Glaser

**Second:** Mr. Bader

**Ayes:** Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins, Mrs. Howley,  
Mr. Singer

**Nays:** None

**Abstain:** None

**Absent:** None

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Singer, seconded by Mr. Camella and approved unanimously by voice call vote.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Camella seconded by Mr. Glaser and approved unanimously by voice call vote. The time is 9:45 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

4. 1. 17

Approved  
12/17/07

## BOROUGH OF WOODCLIFF LAKE

Mayor and Council  
Executive Closed Session  
December 3, 2007

CONFIDENTIAL

### DISCUSSION.

Attorney Madaio has urged the Mayor and Council to act on this issue. Administrator Sandve explained to the Mayor and Council the survey drawn by Schorr DePalma of the Hatheway Property for possible recreation usage. **This drawing represents a conceptual plan only** in order to determine (a) if the property can be developed for recreational purposes; and (b) what the approximate cost will be to develop this property. Administrator Sandve stated that the construction cost would be approximately \$1.3 million dollars. This price does not include lighting. The road at Werimus Road is approximately 102 feet in height. The elevation of the proposed field will be 123-124 feet. The retaining walls needed will not be very significant being only approximately 4 ½ feet in height. Since the Borough owns the adjoining property, if the Hatheway property is acquired, the fields can be turned in any direction. The wetlands will not be disturbed and two engineering firms, Boswell McClave and Schorr DePalma have delineated these wetlands. Administrator Sandve stated that the DEP has not been officially notified of any building activity on this property. This notification would be done during the design stage of the project. Attorney Madaio asked if there were any benefit to getting a wetland delineation study done immediately. Administrator Sandve stated that he was comfortable with the current status of the wetland delineation.

It was the unanimous consensus of the Council to authorize Attorney Madaio to contact Mr. Donovan's attorney to determine what the asking price for the property is. Attorney Madaio will not make any offers on behalf of the Borough. Attorney Madaio stated that it is imperative that the Borough show good faith in these negotiations.

At the last meeting, the Council authorized Attorney Madaio to negotiate with the Bank to retain the Jordan Hill property on Centennial Way. Attorney Madaio reported that the Bank will accept a \$25,000.00 premium. Attorney Madaio cannot guarantee that going to Court will be favorable to the Borough. Therefore, it was the unanimous consensus of the Council to authorize Attorney Madaio to finalize the agreement. Thomas Van Dam has ordered title searches on any Affordable Units that do not have the required language in the deeds to be sure this can never happen again.

Administrator Sandve stated that he has been thinking of restructuring Borough Hall staff for a while. He recommended to the Council that all reassignments be done utilizing current staff. Administrator Sandve has spoken to all employees involved and all are in agreement. The current accounts payable clerk will be named the Borough's new Chief Financial Officer commencing January 1, 2008. The current Deputy Treasurer will become the full-time Planning and Zoning Board secretary. The current Board of Health Secretary will become the Clerical Assistant to the Finance Department. There will also

be some other general re-distribution of work load throughout other Borough Hall employees should these recommendations be approved.

### **REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader.

### **ROLL CALL:**

**Introduce:** Mr. Glaser

**Second:** Mr. Bader

**Ayes:** Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins, Mrs. Howley,  
Mr. Singer

**Nays:** None

**Abstain:** None

**Absent:** None

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Singer, seconded by Mr. Bader and approved unanimously by voice call vote.

### **ADJOURNMENT**

Motion to adjourn was made by Mr. Camella seconded by Mr. Glaser and approved unanimously by voice call vote. The time is 8:04 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
December 3, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was present. Council members Bader, Camella, Glaser, Higgins, Howley and Singer were present on roll call.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Potential Property Acquisition  
Borough Hall Staffing

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 60 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

**Introduce:** Mr. Bader

**Second:** Mr. Camella

**Ayes:** Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Higgins, Mrs. Howley,  
Mr. Singer

**Nays:** None

**Abstain:** None

**Absent:** None

approved  
11/21/07

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**November 7, 2007**

CONFIDENTIAL

**DISCUSSION.**

Attorney Madaio commented that the Governing Body needs to make a decision as to the Hatheway Property soon. All studies and surveys to the property have been done. The attorney for the owner has been calling weekly requesting the status of the Borough's intentions.

A unit on Centennial Way is currently scheduled for foreclosure hearings. The owner went bankrupt and abandoned the property. The Borough was not notified and found out only by seeing the foreclosure notice in the newspaper. Attorney Madaio, Affordable Housing Chairman Warren Feldman and Affordable Housing Attorney Tom Van Dam were able to put the sale of the unit off until November 16.

An error occurred approximately 10 years ago. The recorded deed to this property states that this property is subject to Woodcliff Lake Affordable Housing regulations. The Covenant and Agreement papers are attached to the Deed. However, no separate executed mortgage was ever filed. Attorney Madaio stated that the bank obligation is \$205,000. The maximum the unit can be bought for is \$136,000 with Affordable Housing funds. Attorney Madaio is requesting authorization from the Council to offer the bank a \$30,000.00 premium over the \$136,000.00. Attorney Madaio is also preparing documents necessary to stop the sale of the unit immediately.

Mr. Camella asked if this could happen again. Attorney Madaio stated that he is doing a quick title search on all units to be sure separate executed mortgages are filed. All agreed that Affordable Housing units have a tremendous value to the Borough. It was the unanimous consensus of the Council to authorize Attorney Madaio to offer the bank a \$30,000 premium for the unit in foreclosure on Centennial Way.

**REOPEN MEETING TO THE PUBLIC**

Motion to open the meeting to the public was made by Mr. Singer, seconded by Mrs. Howley and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Camella, seconded by Mr. Singer and approved unanimously by voice call vote.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Singer, seconded by Mr. Camella and approved unanimously by voice call vote. The time is 8:15 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

7:30 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
SEPTEMBER 5, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was absent. Council President Bader, Glaser, Howley, Rosenblatt and Singer were present at roll call. Administrator Sandve, Attorney Madaio and Clerk Sciara were also present.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Tax Appeal(s), Closed Session Minutes, Property Acquisition

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mr. Bader
Second:	Mr. Singer
Ayes:	Mr. Camella, Mr. Bader, Mr. Glaser, Mrs. Howley, Mr. Rosenblatt, Mr. Singer
Nays:	None
Abstain:	None
Absent:	None



### **REOPEN MEETING TO THE PUBLIC**

Motion to open the meeting to the public was made by Mr. Bader, seconded by Mr. Singer and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Bader, seconded by Mr. Rosenblatt and approved unanimously by voice call vote.

### **ADJOURNMENT**

Motion to adjourn was made by Mr. Singer, seconded by Mr. Glaser and approved unanimously by voice call vote. The time is 7:50 p.m.

Respectfully submitted,

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Lori Sciara

7:30 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
November 7, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was present. Councilman Camella, Glaser, Howley, and Singer were present on Roll Call. Council President Bader was absent. Attorney Madaio, Administrator Sandve and Clerk Sciara were also present on Roll Call. Councilman Rosenblatt arrived at 7:45 p.m.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Potential Litigation

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mrs. Howley
Second:	Mr. Singer
Ayes:	Mr. Camella, Mr. Glaser, Mrs. Howley, Mr. Singer
Nays:	None
Absent:	Mr. Bader, Mr. Rosenblatt

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
June 4, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was present. Council members Bader, Camella, Glaser, Howley, Rosenblatt and Singer were present on roll call. Attorney Madaio, Administrator Sandve, and Clerk Sciara were also present.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Tax Appeal, Land Acquisition

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce: Mr. Singer  
Second: Mr. Bader  
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley,  
Mr. Rosenblatt, Mr. Singer  
Nays: None  
Abstain: None  
Absent: None

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**June 4, 2007**

**CONFIDENTIAL**  
**DRAFT**

**DISCUSSION.**

**Land Acquisition**

Attorney Madaio stated that a partial survey has been received and Administrator Sandve is in the process of preparing a Request for Proposal for the Hatheway Property. The topographic survey will indicate how much "flat" space the property will provide without having too much cut and fill. The minutes from the Closed Session of May 4, 2007 were corrected and will be voted on at the June 18, 2007 meeting.

**Tax Appeal**

Attorney Madaio stated that the BMW Tax Appeal will require more time than he can provide. This appeal will require a large amount of research. At the last meeting, Attorney Madaio suggested retaining the firm of Paul Kaufman to help in the discovery process. He continued that the Borough should take its time in researching the 20 million over assessment of the property. The property could have been undersold as it is so unique due to the large acreage. If the transaction was "less than transparent" however, the Borough should know this. Attorney Madaio also suggested a few other firms. Discussion began as to big firms versus small firms, legal fees and the qualifications of associates at different firms. Several council members felt that the Borough should handle this appeal aggressively. Other council members felt that Attorney Madaio's recommendation should be taken and that a larger law firm could be retained later if needed. Mayor LaPaglia stated that Attorney Madaio, Councilman Bader and himself will meet with three firms to discuss this appeal and potential hiring. All present agreed on this procedure.

Attorney Madaio stated that the Mayor and Council wish to discuss Administrator Sandve's yearly evaluation. Administrator Sandve has waived his right to a Rice Notice.

The Council requested Administrator Sandve and Clerk Sciara to leave the meeting. Attorney Madaio recorded the remainder of the meeting.

John Glaser explained the evaluation process of the administrator as a 1-4 rating scale. Various Council Members commented on the system of evaluation and the ability of the Administrator to see the results. Various Council Members raised questions as to the methodology of tabulating results as to the privacy to the results of the totals. Ultimately it was determined that councilman Glaser should distribute the results. This was done and the results were distributed and returned to Councilman Glaser.

### **REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Bader, seconded by Mr. Rosenblatt and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Singer, seconded by Mrs. Howley and approved unanimously by voice call vote.

### **ADJOURNMENT**

Motion to adjourn was made by Mrs. Howley, seconded by Mr. Camella and approved unanimously by voice call vote. The time is 8:00 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

7:30 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
AGENDA  
April 5, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor Joseph LaPaglia

Councilmembers Jeffrey Bader  
Paul Camella  
John Glaser  
Joanne Howley  
Robert Rosenblatt  
Frederick Singer

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Property Acquisition and pending tax appeals (Hilton)

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce: Mr. Camella  
Second: Mrs. Howley  
Ayes: Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley,  
Mr. Rosenblatt, Mr. Singer  
Nays: None  
Abstain: None  
Absent: None

**REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote. Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Camella, seconded by Mr. Bader and approved unanimously by voice call vote.

**ADJOURNMENT**

On a motion made, seconded and approved unanimously by voice call vote, the meeting was adjourned. The time is 8:10 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**April 5, 2007**

**DISCUSSION.**

**Property Acquisition**

Mr. Bader stated that there is a window of opportunity to explore the possibility of purchasing the Hatheway Property. A previous deal to purchase the property has fallen through.

Mr. Madaio continued that he had sent a very detailed memo to the Mayor and Council outlining the steps the Borough may seek to acquire this property by negotiation or condemnation. Mr. Madaio stated there is a standard form the Borough may use to express their interest in the property. The Borough can also pass a Resolution to gain access to the property for the purpose of making studies, surveys, soundings, tests, borings or appraisals upon 10 day notice to the property owner. Mr. Camella stated that there is not use in owning this property if the Borough has no use for it. The Borough needs to retain a recreational engineering firm to look at the topography and estimate the cost to prepare the property for baseball and soccer fields and basketball courts. Funding is available through Open Space Grants. Mr. Sandve stated that approximately \$900,000-\$1,000,000 is still available for this specific acquisition. He continued that the cost to lay out the fields is a big factor in the decision of whether or not to acquire this property.

Mr. Bader stated that the previous purchase price was \$2.2 million with a \$500,000 give back. Oil tanks were found on the property and the deal fell through. Mr. Rosenblatt asked why not move right to condemnation. Mr. Madaio stated that the law mandates good faith negotiations. Mayor LaPaglia stated that the Borough's last offer for this property was \$1,840,000. Using the \$2.2 million dollar, \$500,000 give back, the actual price was approximately \$1,950,000, a little bit higher than the Borough's last offer. The Mayor asked if the Borough could obtain the same tax write-off incentives as the previous potential buyer. He stressed that the Borough may be able to obtain a better deal through negotiations rather than eminent domain. The Mayor asked if all council members were prepared to spend this large amount of money.

Mr. Singer stated that as of now, no one knows what can be built on this property. Pass the Resolution authorizing access the property and then determine the cost.

There was a unanimous consensus to authorize Mr. Madaio to prepare a draft resolution for preliminary studies of the current situation (in step sequence) and also to engage a professional recreation planner in this process.

Mr. Madaio reported that the Hilton Hotel has agreed to a \$240,000. settlement and has withdrawn the 2007 tax appeal. This settlement is less than the authorized settlement amount given to Mr. Madaio at the last meeting.



7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE  
BOROUGH OF MONTVALE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
April 18, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and published in The Record .

**ROLL CALL.**

**Woodcliff Lake**

Mayor LaPaglia – present  
Mr. Camella – present  
Mr. Bader – present  
Mr. Glaser - present  
Mrs. Howley – absent  
Mr. Rosenblatt – present  
Mr. Singer – present  
Administrator Sandve – present  
Attorney Madaio – present  
Borough Clerk Sciara - present

**Montvale**

Mayor Zeller – absent  
Mr. Fyfe – present  
Mr. Kimball – present  
Mr. Sullivan – present  
Mr. Werhle – present  
Mrs. Scully – present  
Mr. Kent – absent  
Administrator Doyle – present

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake and the Borough of Montvale are desirous of jointly discussing the following:

Pascack Valley Regional High School Districts

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed and which portion is anticipated to last approximately 2 hours.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**  
**Woodcliff Lake**

Mr. Camella – yes  
Mr. Bader – yes  
Mr. Glaser - yes  
Mrs. Howley – absent  
Mr. Rosenblatt – yes  
Mr. Singer – yes

Nays: None  
Abstain: None

**Montvale**

Mr. Fyfe – yes  
Mr. Kimball – yes  
Mr. Sullivan – yes  
Mr. Werhle – yes  
Mrs. Scully – present  
Mr. Kent – absent

Mayor LaPaglia stated that the public forum is usually held after the executive closed session. All agreed that the meeting will be open to the public for a period of five minutes. Motion to open the meeting to the public was made by Mr. Glaser, seconded by Mr. Camella and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

**Dr. Matfus, River Vale, New Jersey** stated that he found out about his meeting just a few minutes ago. He stated that as a regionalized school district, the Boroughs of River Vale and Hillsdale should have been invited to this meeting. Mr. Matfus was assured no action will be taken this evening.

**Alfred Murphy, Hillsdale, New Jersey** learned of this meeting from the notice in The Record. He is disturbed that the Boroughs of Hillsdale and River Vale were excluded from this meeting. Mr. Murphy stated that if there is a problem with the school system, it should be discussed mutually. He stated that discussion between all four towns will give better results.

**Ralph Henrichs, Woodcliff Lake, New Jersey** stated that he applauds this decision and hopes that this is the first step to reform.

**Mary Cotter, Montvale, New Jersey** stated that as a former Board of Education Member she also applauds this decision and states that the New Jersey Formula must be investigated

Motion to close the meeting to the public was made by Mr. Bader, seconded by Mr. Glaser and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

Motion to reopen the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

Hearing no comments from the public, motion to close the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

**ADJOURNMENT**

Motion to adjourn the meeting was made, seconded and approved unanimously by both Woodcliff Lake and Montvale Councils. The time is 9:05 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

**BOROUGH OF WOODCLIFF LAKE  
BOROUGH OF MONTVALE  
Mayor and Council  
Executive Closed Session  
April 18, 2007**

**DISCUSSION.**

**Pascack Valley Regional High School Districts**

Mayor LaPaglia gave a summary of the history of the Pascack Valley Regional High School District (PVRHSD) and the funding formula. Mayor LaPaglia cited school population and cost per municipality statistics for 2004, 2005, 2006. The average cost to send a pupil to PVRHSD is \$18,259.00. Currently, Woodcliff Lake pays \$23,796 per student and Montvale pays \$21,487 per student although they send less than 1/2 of the students to the high schools.

Vito Gagliardi and Jim Kirkland were introduced to the Councils. Mr. Gagliardi stated that there is widespread agreement that the funding formula is inequitable. The people who do not agree are the ones who benefit from the formula and our legislators. Mr. Gagliardi stated there are three options available to districts seeking remedies to the current problem:

1. The regional school district can pose the question of reform to the voters of each municipality. The question would have to pass in all 4 towns. This option has never prevailed.
2. A town may act on its own to withdraw from the regional school district. This action may be initiated by either the local school district or municipal government.
3. Dissolution of the regional school district would require 3 of the 4 school districts to agree. A special school election would be scheduled and the question to dissolve would be put to the voters.

All three options require an advisability report be prepared by the county Superintendent. Within 30 days, a petition would be filed to the County Review Board for permission to submit the questions to the voters.

Questions were fielded by Mr. Gagliardi and Mr. Kirkland. Even if all four towns could agree on change, any change to the current agreement would first have to put before the voters by way of a referendum. A Feasibility Study would be the logical first step in this process. This study would include student population projections for 3-5 years, the investigation of three (3) years of audited numbers for the five (5) districts, teacher/student ratio etc. Mr. Gagliardi stated that the study will explore maintaining the status quo, creating two (2) K-12 districts for Woodcliff Lake and Montvale, or the municipalities becoming a send/receive district. The fee for this study would be \$50,000., \$25,000. paid by both Woodcliff Lake and Montvale.

It was the unanimous consensus of both Councils to have Mr. Gagliardi prepare a proposal for a feasibility study. Woodcliff Lake Attorney Madaio was requested to prepare a Resolution authorizing this study for each Council to vote on at their next public meeting.

**BOROUGH OF WOODCLIFF LAKE  
BOROUGH OF MONTVALE  
Mayor and Council  
Executive Closed Session  
April 18, 2007**

**DISCUSSION.**

Pascack Valley Regional High School Districts

**REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

Hearing no comments from the public, motion to close the meeting to the public was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by both Woodcliff Lake and Montvale Councils by voice call vote.

**ADJOURNMENT**

Motion to adjourn the meeting was made, seconded and approved unanimously by both Woodcliff Lake and Montvale Councils. The time is 9:05 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
March 19, 2007**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Council President Bader called the meeting to order at 7:05 p.m. Council members Bader, Camella, Glaser, Howley and Singer were present on roll call. Council member Rosenblatt arrived at 7:10 p.m. Mayor LaPaglia arrived at 7:30 p.m.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Draft Contract for Tri-Borough Dispatch Services

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 60 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in Closed Session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mr. Bader
Second:	Mrs. Howley
Ayes:	Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley, Mr. Singer
Nays:	None
Abstain:	None
Absent:	Mr. Rosenblatt

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**March 19, 2007**

**DISCUSSION.**

**Draft Contract for Tri-Borough Dispatch Services**

Mr. Bader stated that each Council Member received a draft copy of the agreement between the Tri-Borough Dispatch and Northwest Bergen Central Dispatch (NWBCD). Mr. Bader emphatically stated that countless hours were spent working on this contract by the Borough Administrators of Park Ridge, Montvale and Woodcliff Lake as well as the John D'Anton the Attorney for the Tri-Borough. Mr. Bader asked each Council Person to state their questions on the draft contract for discussion.

Mrs. Howley asked if there was assurance that all grant monies received by NWBCD would be directed towards Tri Borough towns. Mr. Bader stated that Woodcliff Lake would be a customer and that NWBCD is not liable to give us any assets. Mr. Singer stated that the grant application itself would specify where the grant money is directed. Mr. Glaser had no questions at this time.

Mr. Camella asked if Woodcliff Lake switches to NWBCD, who would be the owner of the current Tri-Borough Radio room equipment. Mr. Bader answered that Woodcliff Lake owns the equipment; however, it is antiquated. Mr. Camella asked if Woodcliff Lake decides to go with NWBCD what holds the Tri-Borough system together. Mr. Bader answered that there is an agreement between the towns that a contract will be signed to reauthorize the Tri-Borough Safety Committee. Mr. Camella asked what if the accreditation standing of NWBCD was to change. Mr. Bader stated that the contract states NWBCD will perform to a level of service dictated by the Commission on Accreditation for Law Enforcement Agencies, Inc. or a like commission. After discussion, it was decided to add a "notice prior to renewal" clause so there is no renewal of the contract by default.

Mr. Rosenblatt asked what would happen if two towns decide to go to NWBCD and one town does not go. Administrator Sandve stated that the sole remaining town would have to gear up their present facilities. In the case of Woodcliff Lake, the Police Department Dispatch Room would need to be overhauled. Mr. Rosenblatt requested that a letter from the Police and Fire Departments stating their position on this proposed move be received by the Governing Body before a decision is made. Mayor LaPaglia commented that regardless of the position of the Police and Fire Departments, the contract is an administrative decision made by the Council.

The Mayor stated that this is very well drafted contract.

A Closed Session meeting will be scheduled for 7:30 p.m. on April 5, 2007 to discuss property acquisition.

CONFIDENTIAL

### **REOPEN MEETING TO THE PUBLIC**

Motion to reopen the meeting to the public was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Camella, seconded by Mr. Glaser and approved unanimously by voice call vote.

### **ADJOURNMENT**

Motion to adjourn was made by Mrs. Howley, seconded by Mr. Singer and approved unanimously by voice call vote. The time is 8:15 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

7:00 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
February 21, 2007**

**CONFIDENTIAL**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was present on roll call. Council members Bader, Camella, Glaser, Howley, Rosenblatt and Singer were present. Administrator Sandve was absent due to vacation. Attorney Madaio, Borough Clerk Sciara and Robert McNerney, Real Estate Appraiser was also present.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Mass Mutual Life Insurance (Hilton) Tax Appeal

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mrs. Howley
Second:	Mr. Bader
Ayes:	Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley, Mr. Rosenblatt, Mr. Singer
Nays:	None
Abstain:	None
Absent:	None



**BOROUGH OF WOODCLIFF LAKE  
EXECUTIVE CLOSED SESSION  
MINUTES  
February 21, 2007**

**CONFIDENTIAL**

**Discussion.**

**1. Tax Appeal – Mass Mutual Life Insurance (Hilton)**

Mr. Madaio updated the Council on the Hilton Tax Appeal. This appeal is the last from the 2002 Revaluation. The Borough is not in dispute with the Hilton on how much income they make. Both parties agree the hotel does very well Monday –Thursday. This is a not a destination hotel therefore weekends are not booked to the same capacity. The average occupancy rate for the hotel is 68-74%. The discrepancy between the parties is in the depreciation of furniture and the cap rates. Mr. McNerney stated that the Hilton is front loading the depreciation of furniture.

Mr. McNerney continued that there is a substantial difference between his appraisal and that of Cushman and Wakefield, the appraiser for the Hilton. The total potential refund as per the Borough is zero (0); the total potential refund as per Cushman and Wakefield is \$713,355.00. In his opinion, Mr. McNerney stated that a Judge will usually split between the two numbers. In this case, the number would be \$273,650.00. The attorney for the property owner has proposed a settlement of this matter at \$292,343 with interest being waived as part of the proposal. Mr. McNerney is looking for Council authorization to settle this appeal in the range of \$225,000-\$250,000. If this appeal goes to trial, the judgment will have interest added to the amount. Mr. McNerney added that case law substantiates his settlement numbers and that the Council must realize it is not realistic to think there will be no settlement. If this case goes to court, it could take years to settle. In this case, the give back will come strictly from the municipality. The Borough's contribution to the schools and the County will already have been paid out. Also, the longer the higher valuation number remains on the books, the more the Borough contributes per student for the schools. He stressed that the split is the worst case scenario.

Mayor LaPaglia asked what the implicit valuation we are agreeing to will be. The 2007 valuation of this property is \$36,617,000. This number can be revisited if there is a significant change in income. The Hilton's position is getting better as time goes on, due to the development of international business, such as ESAI and BMW. Mr. McNerney concluded that the reality of this subject is to settle or prepare for trial.

The unanimous consensus of the Council was to authorize Robert McNerney and Attorney Madaio to approve a settlement with the Hilton not to exceed \$250,000 for the years 2003, 2004, 2005 and 2006. A proviso to agree to submit financial statements in order that the years 2007 and 2008 can be based on the same formula used for settlement for new assessment values. Discretion as to how the settlement is to be structured to the best advantage for the Borough will be given to the Borough Attorney and the Borough Tax Assessor.

Motion to reopen the meeting to the public was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote.

Motion to adjourn was made by Mr. Bader, seconded by Mr. Camella and approved unanimously by voice call vote. The time is 8:10 p.m.

Respectfully submitted,

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Lori Sciara, Borough Clerk

CONFIDENTIAL

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**November 8, 2006**

**DISCUSSION.**

**1. Property Acquisition**

The subject of the Hatheway Property Acquisition was the topic of tonight's closed session. Approximately 10 days ago, Mr. Bader spoke with Rabbi Drezin, Mr. Urdang and three members of the Chabad's executive board. Mr. Bader informed the Rabbi that he was speaking to them as a resident, not as a council member. He asked if the Chabad would be interested in a land swap deal with the Borough. The swap would be Hatheway Property for the Werimus Road property, sq. foot for sq. foot, dollar for dollar.

Mr. Madaio received a phone call from Mr. Urdang to discuss this situation. Mr. Madaio felt uncomfortable as he did not have governing council authority to engage in any conversations on this matter. Mr. Urdang has contractual obligations on the Hatheway property and any discussions with the Borough must be kept strictly confidential. If the Donovan's heard there were any discussions with the Borough, it might impact the contract.


The Chabad must bring an application to the Zoning Board of Adjustment in order to receive a conditional use variance for the construction of a house of worship. Phase I Environmental Studies and Wetlands Determination evaluations have already been completed. Mr. Bader is asking the governing body for permission to continue discussion with the Chabad. Mr. Madaio stated that he could ask Mr. Urdang for all working papers on the Hatheway Property. Administrator Sandve could then do the topographic study to decide if the property is of any use to the Borough as a full sized soccer field.

Mayor LaPaglia is of the opinion that the Council should wait until the Chabad receives their conditional use from the ZBA and due diligence has been made. Mr. Camella and Mr. Bader stated that Council should have their homework done in advance. All studies should be done before any talk of swapping land. The Borough does not yet know how much the improvements to the property will be in order to accommodate a recreational use. Administrator Sandve stated that almost anything can be done but at what cost? All council members except Mr. Singer agreed that Mr. Madaio would ask Mr. Urdang for working papers on the property in order for Administrator Sandve to prepare a feasibility study. Mr. Singer stated that he does not agree with this decision. He stressed that the Werimus Road property (Cougar, Duffy) is of more value to the Borough as protection for future COAH obligations. It will cost the Borough more than \$5 million dollars to buy land for our projected affordable housing needs.

Motion to open the meeting to the public was made by Mr. Bader, seconded by Mr. Singer and approved unanimously by voice call vote.

Motion to adjourn was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by voice call vote. The time is 11:30 p.m.

Respectfully submitted,

  
Lori Sciara  
Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**October 16, 2006**

**CONFIDENTIAL**

**DISCUSSION.**

**1. Property Acquisition**

Administrator Sandve reported on a recent Affordable Housing meeting discussing the Borough's Housing Plan for next year. The Mayor and the Committee wanted the Council to be aware of what is required by the Council on Affordable Housing (COAH) for this plan. This is going to be a very difficult process. If the State gives the Borough credit for the Advanced Realty Development, the Borough will be obligated to build 15- 22 affordable housing units. If credit is not given for the Advanced Realty Development, the number of affordable housing units to be built will be 30-40 units. The Borough must estimate the perceived needs of the municipality under Round 3 regulations.

Mayor LaPaglia continued that COAH made a change in Round 3 calculations that were retroactive to January 2004. Several projects in the Borough were already started and although these developers would pay the higher fees, the Borough cannot retro their number of required affordable housing units. The Mayor stated that the Borough would argue to the State in the case of Advance Realty however.

Discussion began as to options – senior housing, rentals or ownership. It was also discussed that the Borough could find a town willing to accept our Regional Contribution Agreement (RCA). The buyout price would be \$35,000-\$50,000 per unit as per the agreement between the two towns.

Mr. Singer stated that since COAH has changed the rules, it does not matter what was settled in the past. The Borough must now show specific properties that could possibly be used to build affordable housing units. COAH wants to see potential sites available. Zoning overlays could be a possibility; however, COAH prefers vacant land sites. The philosophy adopted by the Planning Board and the Borough of Woodcliff Lake is to build affordable housing units in the "least intrusive" areas of Woodcliff Lake.

Several potential sites within the Borough were discussed as possible sites for affordable housing units. Price, location, geography, and topography of each site were discussed. Mr. Singer and Mayor LaPaglia both commented that land is not free and a purchase of these potential sites is down the road at some point.

Respectfully submitted,



Lori Sciara, Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**October 4, 2006**

**CONFIDENTIAL**

**DISCUSSION.**

**1. Property Acquisition**

Mayor LaPaglia stated that he received a phone call from Rabbi Drezin from the Chabad on Overlook Drive. The Rabbi stated he wanted to discuss some good news with the Mayor. The Rabbi stated that the Chabad had a purchase contract on the Hathaway Property located adjacent to the tennis courts. The Rabbi was aware the Borough had an interest in purchasing this property. However, he had several discussions with Mr. Andrew Donovan, the owner, about building a school on the property. The Rabbi hoped the town would look favorably on this project in light of the recent problems they have had with religious functions at their current location. The current location is not adequate in size nor is there enough available parking. The Borough Code states that there must be a minimum of 3 acres in order to hold religious services.

Mayor LaPaglia continued that the Borough had made several offers to Mr. Donovan to purchase the property. The Chabad offered Mr. Donovan in excess of two million dollars for the property. The Borough's highest appraisal from two years ago was \$1.6 million dollars; the highest offer the Borough made to Mr. Donovan was \$1.8 million dollars.

Mr. Donovan will donate \$500,000. to the Chabad to take advantage of tax incentives. Mr. Bader stated that the purchase was announced at services over the weekend and is not a secret. Mr. Bader had many discussions over the weekend at the temple. A pre-requisite of the purchase is that the house must remain on the property for a period of time. Mr. Bader asked the Mayor and Council for their permission to contact the Borough Planner about this issue. Specifically, he would like her opinion as to the zoning variances required to construct a school with the original house on the property. Mr. Bader suggested a possible land swap. The Borough owns 6-7 acres on the south side of Werimus Road. This property would better suit the needs of the Chabad. Mr. Urdang, attorney for the Chabad stated he hoped there would be no interference with the execution of this contract.

Mr. Singer reminded the Mayor and Council of their Affordable Housing obligation. The proposed property to be "swapped" is being considered as a possible site to build affordable housing. If this property is not available to meet our COAH obligation, the Borough would have to buy other available land at the current market price.

It was the consensus of the Council to have Mayor LaPaglia and Attorney Madaio contact Donna Holmqvist to discuss this matter. It was also decided to delay any discussion about the proposed purchase until more information is obtained.

Motion to adjourn and return to open session was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote.

The time is 8:15 p.m.

Respectfully submitted,

---

Lori Sciara, Borough Clerk

7:30 p.m.

**BOROUGH OF WOODCLIFF LAKE  
SPECIAL MAYOR AND COUNCIL MEETING  
MINUTES  
October 4, 2006**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this special meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Mayor LaPaglia was present. Council members Bader, Camella, Glaser, Howley, and Singer were present on roll call. Council member Shapiro was absent. Also present were Administrator Sandve, Attorney Madaio and Clerk Sciara.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Property Acquisition

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mr. Mr. Singer
Second:	Mrs. Howley
Ayes:	Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley, Mr. Singer
Nays:	None
Abstain:	None
Absent:	Mr. Shapiro

**BOROUGH OF WOODCLIFF LAKE**

**EXECUTIVE CLOSED SESSION  
MAYOR AND COUNCIL MEETING  
MINUTES**

**September 18, 2006**

**CONFIDENTIAL**

**DISCUSSION.**

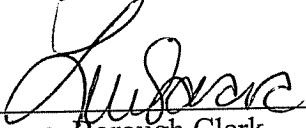
**1. Legal**

Mr. Madaio stated that for some time the Borough of Woodcliff Lake has been attempting to resolve various items surrounding the payment of various claimed invoices to Tom Skrable, PE and the receipt by the Borough of various work product, tax maps, electronic data and other information.

A consensus of the council was to authorize payment to Tom Skrable, PE in the amount of \$30,450.00.

Motion to return to open session was made by Mr. Bader, seconded by Mr. Camella and approved unanimously by voice call vote.

Respectfully submitted,

  
\_\_\_\_\_  
Lori Sciara, Borough Clerk



**BOROUGH OF WOODCLIFF LAKE**

**EXECUTIVE CLOSED SESSION  
MAYOR AND COUNCIL MEETING  
MINUTES  
May 15, 2006**

**May 15, 2006**

**CONFIDENTIAL**

**DISCUSSION.**

**1.       Litigation**

Mr. Madaio stated that in the past week, two memos were circulated by him to the Mayor and Council re: the Okezie fence at Bliss Court. At the court appearance, Mr. Okezie asked for reimbursement for moving the fence. Mr. Madaio stated that nothing would be considered as a pre-condition.

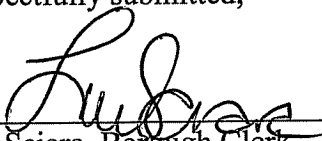
Discussion followed as to whether or not this was a development agreement issue or a measurement issue. It was the consensus of the Council to reimburse the Mr. Okezie \$1,000.000 or ½ of the fee to move the fence. It was also the consensus of the Council to have Mr. Madaio stress that the mention of fixing the berm be included in any correspondence to Mr. Okezie. Suggested wording included, "... ongoing maintenance of the berm is the homeowner's responsibility".

Motion to return to open session was made by Mr. Bader, seconded by Mr. Camella and approved unanimously by voice call vote.

Motion to reimburse Mr. Okezie \$1,000.00 or ½ the fee to move the fence around his property on Bliss Court with the wording of berm maintenance included in the agreement was made by Mr. Bader, seconded by Mrs. Howley and approved unanimously by voice call vote.

Motion to adjourn was made by Mrs. Howley, seconded by Mr. Shapiro and approved unanimously by voice call vote. The time is 9:50 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Lori Sciara, Borough Clerk

7:30 p.m.

**BOROUGH OF WOODCLIFF LAKE**  
**SPECIAL MAYOR AND COUNCIL MEETING**  
**MINUTES**  
**April 17, 2006**

**CONFIDENTIAL**

**CALL TO ORDER.**

In accordance with the Open Public Meetings Law, P. L. 1975, C. 231, notice of this rescheduled meeting has been posted, and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL.**

Council members Bader, Camella, Glaser, Howley, Shapiro and Singer were present on Roll Call. Also present were Administrator Sandve, Attorney Madaio and Clerk Sciara. Mayor LaPaglia arrived at 7:50 p.m.

**Resolution to Authorize Entering into Executive Closed Session**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake are desirous of discussing the following:

Property Acquisition

**WHEREAS**, the said discussion(s) fall within the provisions of Section 7 (b) (4), (7) and (8) of the Open Public Meetings Act and;

**WHEREAS**, the Mayor and Council deem it desirable to exclude the public from that portion of the meeting in which the aforesaid matters are to be discussed which portion of the meeting is anticipated to last approximately 30 minutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the public be excluded from the portion of the meeting in which the aforesaid matters are to be discussed and;

**BE IT FURTHER RESOLVED**, that it is not possible, as yet, to fix the time when or the circumstances under which the discussion(s) conducted in closed session can be disclosed to the public.

**ROLL CALL:**

Introduce:	Mr. Bader
Second:	Mrs. Howley
Ayes:	Mr. Bader, Mr. Camella, Mr. Glaser, Mrs. Howley, Mr. Shapiro, Mr. Singer
Nays:	None
Abstain:	None
Absent:	None

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**April 17, 2006**

**DISCUSSION.**

**1. Property Acquisition**

A letter has been sent to the owners of the Hatheway Property stating the Borough is interested in purchasing this property. Mr. Camella stated that the Borough must do its homework. The purchase of this property is very logical and beneficial to the Borough since it is between two properties already owned by the Borough. The owners are asking \$2.4 million dollars and are stating that the property can be divided into 6 building lots. Mr. Camella stated that the Borough Engineer should assess the property to ascertain the exact number of building lots the property can be divided into. Since the date of the owner's appraisal, new stormwater regulations have taken place. The former Borough Engineer has stated that there are only 5 building lots on this property. All Council Members agreed to reference what the former Borough Engineer has attested to in the new research; however, Mr. Sachs needs to do his own assessment. Administrator Sandve stated that he would put together the data and give it to Mr. Sachs. The Borough's instructions will be very clear as not to run up a big engineering fee bill. Mayor LaPaglia stated that the owners of the Hatheway Property are going to sell to a developer. The Borough must have the Borough Engineer determine how many lots the property may be divided into without going for a variance. An appraisal should then be obtained. After looking at the information, although very unpopular, condemnation could be a choice. Mr. Bader stated, "that the Hatheway Property would be the perfect acquisition for the betterment and for the future of our Borough".

Motion to return to open session was made by Mr. Bader, seconded by Mr. Camella and approved unanimously by voice call vote.

Hearing no comments from the public, a motion to close the meeting to the public was made by Mr. Bader, seconded by Mr. Singer and approved unanimously by voice call vote.

Motion to adjourn was made by Mr. Singer, seconded by Mr. Glaser and approved unanimously by voice call vote. The time is 8:00 p.m.

Respectfully submitted,



Lori Sciara, Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**March 20, 2006**

*JK*

**DISCUSSION.**

**Personnel Issues**

**1. Borough Administrator Contract**

Four (4) issues were discussed pertaining to the Administrator's contract.

1. a four (4) year contract
2. Borough vehicle
3. Rolling in the \$5,000 bonus into the base salary
4. Four (4) weeks vacation

**CONFIDENTIAL**

**DRAFT**

After discussion, the consensus of the council was:

1. to agree to a four year contract.
2. there would be no borough vehicle offered; however, the administrator may use the Borough vehicle and is able to submit mileage when using his own vehicle.
3. the \$5,000.00 bonus will be rolled into his base salary.
4. The Administrator would receive two (2) additional vacation days in 2006, Two (2) additional days in 2007 and one (1) additional day in 2008 (4 weeks total in 2008)

Motion to adjourn was made, seconded and approved unanimously by voice call vote.  
The time is 8:10 p.m.

Respectfully submitted,

*Lori Sciara*

Lori Sciara, Borough Clerk

**BOROUGH OF WOODCLIFF LAKE**  
**Mayor and Council**  
**Executive Closed Session**  
**February 6, 2006**

**DISCUSSION.**

**Personnel Issues**

**1. Borough Administrator Contract**

Mr. Glaser discussed the factual issues regarding the exiting contract and the substantive terms thereof. Administrator Sandve waived his right to a Rice Notice. Subsequently, Mr. Glaser outlined Administrator Sandve's proposals for his new contract. These proposals included:

1. Car allowance
2. Vacation being extended from 3 weeks to 4 weeks
3. Requesting a contract of 4 years
4. Salary: Bonus of 5K to be rolled into his base

Discussion ensued as to all issues. The consensus of the Council was obtained to deny the request for 4 weeks vacation and to leave that at 3 weeks. The Council determined that the request for a car allowance was to be denied but that mileage allowance should continue or that he be permitted to use a Borough vehicle as necessary and available. The Council agreed upon a 4 year term provided that same could be cancelled at any time per statute and with the Borough's only liability being the payment of such amounts as required by the Administrator's statute regardless of the term. In consideration of this increase in term it was also agreed that the contract should require Administrator Sandve to provide 90 days notice of his intention to leave the Borough's employ. Finally, it was the consensus of the Council that Administrator Sandve no longer be subject to a bonus provision. The entire bonus should hence forth be included in base salary with Administrator Sandve no longer being subject to any bonus. Retroactive to 1/1/06, Administrator Sandve shall receive his per year "bonus" now included in his base and 3.5% to which he would otherwise be entitled. If the Borough adopts a merit system in the future it would hereafter apply to the Administrator.

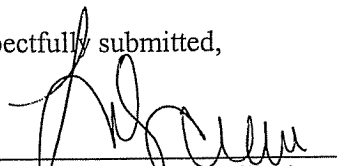
This concluding matters of closed session, it was determined to adjourn the closed session meeting and return to the Special Council Meeting.

Motion to adjourn and return to the special council meeting was made by Mr. Glaser, seconded by Mr. Bader and approved unanimously by voice call vote.

**PUBLIC FORUM**

Hearing no comments from the public, a motion to adjourn was made by Mrs. Howley, seconded by Mr. Singer and approved unanimously by voice call vote. The time is 8:10 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Lori Solara, Borough Clerk

**BOROUGH OF WOODCLIFF L**  
**MINUTES**  
**Mayor and Council**  
**Executive Closed Session**  
**January 17, 2006**

**DISCUSSION.**

Mr. Madaio reported on the following items:

**Rabid Dog**

A court date is set for January 27, 2006. The goal is to achieve compliance, not to take the dog away. The owners realize how serious the Borough is about this situation.

**Preservation of Litigant's Rights**

Mr. Madaio explained the purpose of this agreement. At the beginning of the development process, a golf driving range was proposed on The Rink Property. Both Woodcliff Lake and Mack-Cali filed lawsuits. The judge stayed the suits in the middle. When the Senior Housing was proposed for this property, all agreed to the use. However, since the housing is not built yet, the stay expires every year. The Borough needs to re-file for the extension of rights every year.

**OPRA Request**

The Separation Agreement between Jack Doyle and the Borough of Woodcliff Lake was always thought to contain a confidentiality clause. Therefore, any requests made previously for the closed session minutes pertaining to this agreement and the Agreement itself were always thought to be non-discloseable without breaching the Agreement and therefore, upon advice of counsel were not be released without a court order.

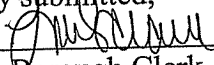
The Borough Clerk has received an OPRA request for the closed session minutes that relate to this Agreement and a copy of the executed Agreement itself. After examining the Agreement, it was discovered that there is no confidentiality clause in the final executed document. The Council agreed that relevant minutes and the Agreement should be released to the Requester.

Motion to re-open the meeting to the public was made by Mr. Glaser, seconded by Mr. Singer and approved unanimously by voice call vote.

**PUBLIC FORUM.**

Hearing no comments from the public, a motion to adjourn was made by Mr. Glaser, seconded by Mr. Camella and approved unanimously by voice call vote. The time is 10:10 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Lori Sciara, Borough Clerk