

**WOODLAND PARK MUNICIPAL COUNCIL  
AGENDA FOR REGULAR MEETING OF  
NOVEMBER 5, 2025**

**1. INTRODUCTION:**

A. POSTING OF NOTICE:

In accordance with the Open Public Meeting Law, P.L.1975, chapter 231, notice requirements for this meeting have been set forth in the resolution adopted by the Municipal Council at its Reorganization Meeting of January 8, 2025 detailing the time and place, with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building, transmitting copies to the Herald News and The Record of Woodland Park.

B. Flag salute and Prayer

C. Moment of Silence for Al Reda

D. Roll Call

E. Approval of Minutes:

- Reorganization Meeting of January 8, 2025
- Special Meeting of January 16, 2025
- Executive Session Meeting of January 16, 2025
- Regular Meeting of January 22, 2025
- Special Meeting of January 29, 2025
- Regular Meeting of February 5, 2025
- Regular Meeting of February 19, 2025
- Regular Meeting of March 5, 2025
- Regular Meeting of March 19, 2025

**2. PRESENTATION(S):**

- A Proclamation in recognition of American Diabetes Awareness Month
- A Proclamation in Recognition of Veterans Day

**3. PUBLIC SESSION:**

**OPEN:** Motion to open the public session. Motion to open the public session by \_\_\_\_\_ Seconded by \_\_\_\_\_

- **ROLL CALL:**

**CLOSE:** Motion to close the public session. Motion to close the public session by \_\_\_\_\_ Seconded by \_\_\_\_\_

- **ROLL CALL:**

**4. REPORTS:**

A. COUNCIL COMMITTEE REPORTS

Administration & Finance – Council President Sica

Public Works – Councilman Chaabane

Public Safety – Councilman DeCesare

Health & Senior Services – Councilwoman Gatti

Recreation, Community Relations & Veterans Affairs – Councilwoman Tiseo

Laws & Ordinances – Councilman Torres

B. MAYORS REPORT

C. BOROUGH ADMINISTRATORS REPORT

- Best Practices

D. MUNICIPAL ATTORNEY REPORT

E. DEPARTMENT REPORTS

1. Summary Budget Status Report dated October 28, 2025

**MOTION:** Motion to receive and file Departmental Reports by \_\_\_\_\_, seconded by \_\_\_\_\_.

- ALL IN FAVOR:

5. **CONSENT AGENDA:**

All matters listed under the Consent Agenda are considered to be routine by the Council and will be enacted by one resolution. Any item may be removed from the Consent Agenda by the request of any member of this Governing Body, and if so removed, will be acted upon as a separate matter.

A. **RESOLUTIONS**

1. Resolution R25-277, a resolution to approve to adopt during an extended federal government shutdown an extended property tax grace period applicable to a property taxpayer in accordance with P.L. 2019, c.491.
2. Resolution R25-278, a resolution to authorize to make transfers as listed on the resolution among various line items in the amount of \$100,000.00.
3. Resolution R25-279, a resolution to approve an additional \$10,000.00 due to the continued increase of litigation related to COAH matters, there is a recognized need to further increase the funding for COAH related services resulting in a new total allocation of \$48,000.00.
4. Resolution R25-280, a resolution to authorize refunds for the USA Sports Registration to the individuals listed in the resolution in the amount of \$360.00.
5. Resolution R25-281, a resolution to authorize a refund to Kristine Del Ray of Woodland Park for Cheer Registration in the amount of \$175.00.
6. Resolution R25-282, a resolution to authorize a refund to Muge Inci of Woodland Park for Summer Camp Registration in the amount of \$720.00.
7. Resolution R25-283, a resolution to refund the amount of \$1,065.00 to Viola Myrtaj, 46 Bush Avenue, Woodland Park for a refund of their escrow account associated with the Board of Adjustment with regard to the property at Block 42, Lots 34 in Woodland Park.
8. Resolution R25-284, a resolution to approve an award of contract to Boswell located at 330 Philips Avenue, South Hackensack, NJ 07606 for design services associated with the installation of 1,750 linear feet of 10 inch in-place sewer liner on Maple Avenue from Woodrow Avenue to Chestnut Grove Avenue in the amount not to exceed \$65,900.00.
9. Resolution R25-285, a resolution to approve an award of contract with Boswell Engineering for the Watershed Improvement Plan (WIP) Phase I, an upcoming requirement for the Tier A Municipal Stormwater Permit in an amount not to exceed \$20,000.00.

**10. Resolution R25-286, a resolution to approve the actions noted in the Consent Agenda, items 1. through 10., be and are hereby approved and the proper officers are directed to take necessary action on same.**

**MOTION:** Motion to approve the Consent Agenda by \_\_\_\_\_, seconded by\_\_\_\_\_.

- **ROLL CALL:**

**6. COLLECTOR/TREASURER REPORT:**

CMFO, Heather Barkenbush recommends authorization for payment:

Authorize payment of the October 31, 2025, regular and miscellaneous payroll estimated at \$435,000.00.

**MOTION:** Motion to approve payroll by \_\_\_\_\_, seconded by\_\_\_\_\_.

- **ROLL CALL:**

Payment of bills from voucher list of November 5, 2025 totaling \$1,267,070.88.

**MOTION:** Motion to approve payment of bills by \_\_\_\_\_, seconded by\_\_\_\_\_.

- **ROLL CALL:**

**7. NEW BUSINESS:**

**8. OLD BUSINESS:**

**9. EXECUTIVE SESSION:**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION  
PURSUANT TO N.J.S.A. 10:4-12**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., it is necessary to convene an executive session to discuss items authorized by N.J.S.A. 10:4-12 (b), specifically:

- **Tax Appeals:**
  - **Bank of NY**
  - **1225 Realty, LLC**

**BE IT FURTHER RESOLVED**, that it is anticipated that the deliberation conducted in closed session may be disclosed to the public upon the determination by the Mayor and Council that the public interest will no longer be served by such confidentially and if not then legally privileged.

**MOTION:** Motion to move into executive session by \_\_\_\_\_, seconded by\_\_\_\_\_.

- **ROLL CALL:**

**RESOLUTIONS**

- 1. Resolution R25-287, a Resolution authorizing the settlement of tax appeals filed by 1225 Realty, LLC regarding block 96 lot 1.01 as set forth on the official tax map of the Borough of Woodland Park.**

**MOTION:** Motion to approve the Resolution R25-287 by \_\_\_\_\_, seconded by\_\_\_\_\_.

- **ROLL CALL:**

2. Resolution R25-288, a Resolution authorizing the settlement of tax appeals filed by bank of NY Mellon regarding block 85 lots 7.01, 7.02 and 13.01 as set forth on the official tax map of the Borough of Woodland Park.

**MOTION:** Motion to approve the Resolution R25-288 by \_\_\_\_\_, seconded by \_\_\_\_\_.

- ROLL CALL:

10. **ADJOURNMENT:**

**MOTION:** Motion to Adjourn the Meeting by \_\_\_\_\_ Seconded by \_\_\_\_\_

- ALL IN FAVOR:

Sandra Olivola, RMC  
Municipal Clerk

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-277**

**MOTIONED BY:**

**SECONDED BY:**

**WAIVING INTEREST ON DELINQUENT PROPERTY TAXES  
FOR CERTAIN TAXPAYERS AFFECTED BY A FULL OR PARTIAL SHUTDOWN OF  
GOVERNMENT OPERATIONS DUE TO A FEDERAL BUDGET IMPASSE**

**WHEREAS**, during an extended federal government shutdown, P.L. 2019, c. 491 authorizes municipalities to adopt an extended property tax grace period applicable to a property taxpayer (or their spouse/civil union partner/domestic partner); and

**WHEREAS**, the Borough understands the financial hardships suffered by those who are furloughed, or who are working but not being paid, or whose pay is delayed or diminished due to a federal budget impasse; and

**WHEREAS**, in accordance with P.L. 2019, c. 491, the Mayor and Council are required to adopt a resolution providing that interest shall not be charged on delinquent property taxes for certain taxpayers affected by a full or partial shutdown of operations due to a federal budget impasse under certain circumstances as set forth therein; and

**WHEREAS**, the Mayor and Council have determined that it is in the best interest of the Borough and its residents to adopt such a resolution.

**WHEREAS**, this Resolution is contingent on whether the federal shutdown is greater than 21 days in duration and the shutdown either 1) remains in effect as of the property tax installment due date; or 2) concludes less than 14 days prior to the property tax installment due date. This extended grace period only applies to property taxes and not to local assessments or other municipal charges.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park, Passaic County, State of New Jersey as follows:

In accordance with P.L. 2019, c. 491, interest shall not be charged to a delinquent property taxpayer who is an employee of a federal government agency, who is furloughed or who is working but is not being paid due to a full or partial shutdown of operations of the federal agency by which the property taxpayer is employed due to a federal budget impasse, or who is a contractor whose pay is received from a federal agency, but is delayed or diminished as a result of such a Federal Shutdown, provided that the contractor is receiving unemployment benefits during the shutdown:

- (a) Federal shutdown is greater than 21 days in duration and the shutdown either 1) remains in effect as of the property tax installment due date; or 2) concludes less than 14 days prior to the property tax installment due date; and
- (b) payment of the property tax installment, plus any available property tax credit as defined in section 1 of P.L. 2018, c. 11 (C.54:4-66.6) is made on or before the date upon which the next property tax installment is payable; and
- (c) the delinquent property taxpayer provides to the Borough proof that their pay is received from a federal government agency that is affected by a full or partial shutdown of operations due to a federal budget impasse. In the case of a federal employee, that proof shall be demonstrated by a pay stub showing employment by a federal government agency that is affected by a full or partial shutdown of operations due to a federal budget impasse. In the case of a contractor, that proof shall be in the form of verification meeting criteria established by the Director of the Division of Local Government Services in the Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the Borough Clerk is hereby directed to send a certified copy of this Resolution to the Director of the Division of Local Government Services in the Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that this Resolution shall apply to property tax payments due and property tax installment payable on November 1<sup>st</sup>, the grace period would extend to February 1<sup>st</sup>.

**BE IT FURTHER RESOLVED**, the Municipal Clerk shall forward the resolution to the Division at [dlgs@dca.nj.gov](mailto:dlgs@dca.nj.gov) no later than the third business day following adoption.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

---

Sandra Olivola, Municipal Clerk November 5, 2025  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-278**

**MOTIONED BY:**  
**SECONDED BY:**

**BUDGET TRANSFER**

**WHEREAS**, the Mayor and Council of the Borough of Woodland Park did adopt a budget for the year 2025 in accordance with Municipal Budget Law N.J.S.A. 40A:4 et seq.; and

**WHEREAS**, it has become necessary to transfer certain funds among the various line items as contained within the aforementioned adopted municipal budget; and

**WHEREAS**, N.J.S.A. 40A:4-58 allows for the transfer of funds among line items of and adopted municipal budget during the last two months of the fiscal year and N.J.S.A. 40A:4-59 appropriation transfers during first three months of succeeding year; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that the Certified Municipal Financial Officer of the Borough of Woodland Park is hereby authorized to make the transfers as listed on the following schedule among various line items:

<b>November 6, 2025</b>	<b>Current Fund</b>		
	<b>2025 Budget Transfers</b>	FROM	TO
5-01-20-100-101-023	General Administration -O/E	\$ 6,000.00	
5-01-20-120-121-020	Elections O/E		\$ 4,100.00
5-01-23-210-210-100	Insurance Other Premiums	\$ 45,000.00	
5-01-25-260-260-020	Aid to Vol. Ambulance	\$ 39,000.00	
5-01-25-265-265-020	Fire Department		\$ 15,000.00
5-01-26-290-290-010	Streets & Roads S&W		\$ 15,000.00
5-01-26-305-306-020	Recycling S&W		\$ 3,200.00
5-01-26-310-310-010	Building & Grounds S&W	\$ 3,000.00	
5-01-28-375-375-010	Recreation S&W		\$ 3,700.00
5-01-28-375-375-020	Recreation O/E	\$ 3,500.00	
5-01-31-440-440-020	Telephone		\$ 4,000.00
5-01-31-460-460-074	Gasoline & Diesel	\$ 3,500.00	
5-01-36-472-472-020	Social Security OE		\$ 13,000.00
	Unemployment		
5-01-36-476-476-020	Compensation Fund - O/E		\$ 42,000.00
	<b>TOTAL</b>	<b>\$ 100,000.00</b>	<b>\$ 100,000.00</b>

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Torres				
DeCesare					Tiseo				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

---

Sandra Olivola, Municipal Clerk Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this transfer.

November 5, 2025

---

Heather Barkenbush, CMFO Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-279**

**MOTIONED BY:**  
**SECONDED BY:**

**A RESOLUTION TO AMEND RESOLUTION R25-190  
APPOINTMENT OF MUNICIPAL PLANNER**

**WHEREAS**, pursuant to the provisions of N.J.S.A. 19:45A-20.5 et. seq., referred to as the New Jersey Pay to Play Law, the Mayor and Council of the Borough of Woodland Park solicited proposals on November 8, 2024 for this position; and

**WHEREAS**, the Borough received multiple proposals in response to that request, and the proposal ultimately selected was opened on December 3, 2024, and subsequently evaluated by the Evaluation Committee; and

**WHEREAS**, on January 8, 2025 the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey appointed a Municipal Planner for the term January 1, 2025, through December 31, 2025, via Resolution R25-021, allocating funds not to exceed \$25,000.00 for Municipal Planning and not to exceed \$30,000.00 for COAH related services; and; and

**WHEREAS**, on July 16, 2025 due to increased litigation, the Mayor and Council approved Resolution R25-190 to increase the allocation for COAH related services by \$8,000.00, resulting in a total allocation of \$38,000.00 for said services; and

**WHEREAS**, due to the continued increase of litigation related to COAH matters, there is a recognized need to further increase the funding for COAH related services by an additional \$10,000.00, resulting in a new total allocation of \$48,000.00;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, that:

1. Resolution R25-190 is hereby amended to increase the funding for COAH related services by Ten Thousand Dollars (\$10,000.00).
2. The maximum amount allocated for the Municipal Planner's COAH related services for the term ending December 31, 2025, shall not exceed Forty-Eight Thousand Dollars (\$48,000.00).
3. Sufficient funds for this increase are available under line-item T-24-56-850-000-801.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Certified Municipal Financial Officer for the Borough of Woodland Park, do hereby confirm that there are sufficient funds available for this award of contract.

November 5, 2025

Heather Barkenbush, CMFO

Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-280**

**MOTIONED BY:**  
**SECONDED BY:**

**AUTHORIZE REFUND OF  
USA SPORTS PROGRAM REGISTRATION**

**WHEREAS**, the Borough of Woodland Park Recreation Department processes registrations for the USA Sports registration through Community Pass; and

**WHEREAS**, payments for registration are typically made using credit cards and e-check through the Community Pass website; and

**WHEREAS**, it is the policy of the Borough to issue refunds by check; and

**WHEREAS**, the Chief Financial Officer has certified the funds available in Account No. T-18-56-850-000-818.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park that the Borough Treasurer is hereby authorized to provide the following refunds for the USA Sports Registration:

NAME	REFUND
Rania Mustafa	\$180
Rasraj Rana	\$180

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund.

November 5, 2025

\_\_\_\_\_  
Heather Barkenbush, CMFO

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-281**

**MOTIONED BY:**  
**SECONDED BY:**

**AUTHORIZE REFUND OF  
CHEER PROGRAM REGISTRATION**

**WHEREAS**, the Borough of Woodland Park Recreation Department processes registrations for the Cheer registration through Community Pass; and

**WHEREAS**, payments for registration are typically made using credit cards and e-check through the Community Pass website; and

**WHEREAS**, it is the policy of the Borough to issue refund by check; and

**WHEREAS**, the Chief Financial Officer has certified the funds available in Account No. T-18-56-850-000-809.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park that the Borough Treasurer is hereby authorized to provide the following refunds for the Cheer Registration:

NAME	REFUND
Kristine Del Ray	\$175

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund.

November 5, 2025

\_\_\_\_\_  
Heather Barkenbush, CMFO

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-282**

**MOTIONED BY:**  
**SECONDED BY:**

**AUTHORIZE REFUND OF  
SUMMER CAMP REGISTRATION**

**WHEREAS**, the Borough of Woodland Park Recreation Department processes registrations for the Summer Camp registration through Community Pass; and

**WHEREAS**, payments for registration are typically made using credit cards and e-check through the Community Pass website; and

**WHEREAS**, it is the policy of the Borough to issue refund by check; and

**WHEREAS**, the Chief Financial Officer has certified the funds available in Account No. T-18-56-850-000-801.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park that the Borough Treasurer is hereby authorized to provide the following refunds for the Summer Camp Registration:

NAME	REFUND
Muge Inci	\$720

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund.

November 5, 2025

\_\_\_\_\_  
Heather Barkenbush, CMFO

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-283**

**MOTIONED BY:**

**SECONDED BY:**

**RETURN OF ESCROW**

**WHEREAS**, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey are in receipt of a request from Viola Myrtaj, 46 Bush Avenue, Woodland Park, NJ 074524 for a refund of their escrow account associated with the Board of Adjustment with regard to the property at Block 42 Lots 34 in Woodland Park; and

**WHEREAS**, the Mayor and Council are in receipt of a recommendation from Allan Burghardt, Code Enforcement Officer, to refund said escrow to Viola Myrtaj;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council hereby direct the appropriate administration staff to refund the amount of \$1,065.00 to Viola Myrtaj, 46 Bush Avenue, Woodland Park 07424 for a refund of their escrow account associated with the Board of Adjustment with regard to the property at Block 42, Lots 34 in Woodland Park.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

I, Heather Barkenbush, Certified Financial Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund under account number T-13-56-855-000-800.

November 5, 2025

\_\_\_\_\_  
Heather Barkenbush, Chief Financial Officer

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-284**

**MOTIONED BY:**  
**SECONDED BY:**

**CONTRACT AWARD FOR ENGINEERING DESIGN SERVICES  
MAPLE AVENUE SEWER IMPROVEMENT**

**WHEREAS**, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, have a need to award a contract for design services associated with the installation of 1,750 linear feet of 10 inch in-place sewer liner on Maple Avenue from Woodrow Avenue to Chestnut Grove Avenue; and

**WHEREAS**, Boswell located at 330 Philips Avenue, South Hackensack, NJ 07606 has supplied a quotation in the amount of \$65,900.00 to provide such services; and

**WHEREAS**, sufficient funds are available via capital ordinance under account number C-04-24-015-000-920;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey hereby award a contract to Boswell located at 330 Philips Avenue, South Hackensack, NJ 07606 for design services associated with the installation of 1,750 linear feet of 10 inch in-place sewer liner on Maple Avenue from Woodrow Avenue to Chestnut Grove Avenue in the amount not to exceed of \$65,900.00.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

---

Sandra Olivola, Municipal Clerk Dated

I, Heather Barkenbush, Chief Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this award of contract.

November 5, 2025

---

Heather Barkenbush, CMFO Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-285**

**MOTIONED BY:**

**SECONDED BY:**

**RESOLUTION OF THE BOROUGH OF WOODLAND PARK  
AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM  
BOSWELL ENGINEERING FOR THE WATERSHED IMPROVEMENT  
PLAN (WIP) PHASE I**

**WHEREAS**, the Borough of Woodland Park is classified as a Tier A Municipality under the New Jersey Department of Environmental Protection's (NJDEP) Municipal Stormwater General Permit; and

**WHEREAS**, the NJDEP previously requested all Tier A municipalities to develop, update, and maintain a Municipal Separate Storm Sewer Systems (MS4) Infrastructure Map, which delineates the location of stormwater features that are owned or operated by the permittee, including their associated attributes; and

**WHEREAS**, in conjunction with the required mapping, all Tier A municipalities are required to develop a Watershed Improvement Plan (WIP); and

**WHEREAS**, under current NJDEP requirements, Phase I of the WIP must be submitted to the State before January 2026; and

**WHEREAS**, the completion of the WIP is contingent upon the prior finalization and approval of the MS4 Infrastructure Map; and

**WHEREAS**, the NJDEP will require future expansion of the WIP in two supplementary phases, with Phase II expected to be completed by January 1, 2027 and Phase III by December 1, 2027, although guidance documents for these phases have not yet been released; and

**WHEREAS**, Boswell Engineering has submitted a proposal to provide professional engineering services for the preparation of the Watershed Improvement Plan (WIP) Phase I in the amount of \$20,000.00; and

**WHEREAS**, Boswell Engineering will review all previously collected data and documents pertaining to the existing stormwater system and will create the Tier A Watershed Inventory Report (Phase I) as per the released NJDEP guidance documents; and

**WHEREAS**, the Borough Council has reviewed the proposal from Boswell Engineering and has determined it to be in the best interest of the Borough to accept said proposal for Phase I services; and

**WHEREAS**, the Chief Municipal Financial Officer has certified that funds are available for this purpose under account number 5-01-31-456-456-020 in the amount of \$15,000.00 and account number 5-05-55-502-502-532 in the amount of \$5,000.00 for a total amount not to exceed \$20,000.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, as follows:

1. The proposal from Boswell Engineering for the Watershed Improvement Plan (WIP) Phase I in the amount of \$20,000.00 is hereby accepted.
2. It is acknowledged that this authorization is limited to Phase I services only and does not include Phase II or Phase III of the WIP.

3. The Mayor and Borough Administrator are hereby authorized to execute any and all documents necessary to effectuate this resolution.

4. This resolution shall take effect immediately upon adoption.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

I, Heather Barkenbush, Chief Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this award of contract.

November 5, 2025

\_\_\_\_\_  
Heather Barkenbush, CMFO

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-286**

**MOTIONED BY:**  
**SECONDED BY:**

**APPROVAL OF CONSENT AGENDA**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 10., be and are hereby approved and the proper officers are directed to take necessary action on same.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION RE25-06**

**MOTIONED BY:**  
**SECONDED BY:**

**RESOLUTION AUTHORIZING EXECUTIVE SESSION  
PURSUANT TO N.J.S.A. 10:4-12**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., it is necessary to convene an executive session to discuss items authorized by N.J.S.A. 10:4-12 (b), specifically:

- **Tax Appeals**
  - **Bank of NY**
  - **1225 Realty**

**BE IT FURTHER RESOLVED**, that it is anticipated that the deliberation conducted in closed session may be disclosed to the public upon the determination by the Mayor and Council that the public interest will no longer be served by such confidentially and if not then legally privileged.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

\_\_\_\_\_  
Sandra Olivola, Municipal Clerk

\_\_\_\_\_  
Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-287**

**MOTIONED BY:**  
**SECONDED BY:**

**RESOLUTION AUTHORIZING THE SETTLEMENT OF TAX APPEALS FILED  
BY BANK OF NY MELLON REGARDING BLOCK 85 LOTS 7.01, 7.02 AND 13.01  
AS SET FORTH ON THE OFFICIAL TAX MAP OF THE BOROUGH  
OF WOODLAND PARK**

**WHEREAS**, Bank of NY Mellon was the owner of the properties located at 385 Rifle Camp Road, in Block 85, Lots 7.01, 7.02 and 13.01 as set forth on the official tax map of the Borough of Woodland Park, and who had filed appeals with the Tax Court of the State of New Jersey bearing Docket Nos. 005794-2022, 003299-2023 and 004232-2024 from the assessed values of said properties for tax years 2022 through 2024; and

**WHEREAS**, the total assessments for the properties for 2022 through 2024 were \$26,591,200; and

**WHEREAS**, the parties have agreed that the 2022 and 2023 assessments will be reduced to a total of \$17,461,000; and

**WHEREAS**, the parties have also agreed that the 2024 assessments will be affirmed; and

**WHEREAS**, the Borough Tax Assessor, Borough Appraiser and Tax Counsel have agreed to the reductions in value on the property for the 2022 and 2023 tax years in accordance with the settlement; and

**WHEREAS**, the settlement results in an approximate total tax refund in the amount of \$599,945.44, of which will be paid as a refund upon issuance of the judgments and once the funds are available; and

**WHEREAS**, the Borough Council for the Borough of Woodland Park has determined that it is in the best interests of the Borough to adjust the assessments on the aforesaid property for tax years 2022 and 2023 in accordance with the settlement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Woodland Park in the County of Passaic and State of New Jersey, as follows:

1. The tax assessments on the property located at 385 Rifle Camp Road designated as Block 85, Lots 7.01, 7.02 and 13.01 on the official tax map of the Borough of Woodland Park shall be shall be reduced to a total of \$17,461,000 for 2022 and 2023 and be affirmed for 2024.
2. The Borough CFO is hereby authorized to issue a refund of \$599,945.44 to BNY Mellon c/o Adam R. Jones, Esq., and mailed to the law offices of Garippa, Lotz & Giannuario, 66 Park Street, Montclair, NJ 07042 upon issuance of the judgments and once the funds are available.
3. This Resolution shall take effect immediately or as otherwise provided by law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK  
PASSAIC COUNTY, NEW JERSEY  
RESOLUTION R25-288**

**MOTIONED BY:**

**SECONDED BY:**

**RESOLUTION AUTHORIZING THE SETTLEMENT OF TAX APPEALS  
FILED BY 1225 REALTY, LLC REGARDING BLOCK 96 LOT 1.01  
AS SET FORTH ON THE OFFICIAL TAX MAP OF THE  
BOROUGH OF WOODLAND PARK**

**WHEREAS,** 1225 Realty, LLC is the owner of the property located at 1225 McBride Avenue, in Block 96, Lot 1.01 as set forth on the official tax map of the Borough of Woodland Park, and who had filed appeals with the Tax Court of the State of New Jersey bearing Docket Nos. 006181-2022, 005279-2023, 006049-2024 and 006246-2025 from the assessed values of said property for tax years 2022 through 2025; and

**WHEREAS,** the total assessments for the property for 2022 was \$19,689,500 and for 2022 through 2025 was \$22,417,100; and

**WHEREAS,** the parties have agreed that the 2022 through 2025 tax appeals will be withdrawn; and

**WHEREAS,** the parties have also agreed that the 2026 assessments will be reduced to a total of \$21,000,000; and

**WHEREAS,** the Borough Tax Assessor, Borough Appraiser and Tax Counsel have agreed to the reduction in value on the property for the 2026 tax year in accordance with the settlement; and

**WHEREAS,** the settlement results in no refund, as the assessment change for 2026 will be made prior to the closing of the 2026 Tax List; and

**WHEREAS,** the Borough Council for the Borough of Woodland Park has determined that it is in the best interests of the Borough to adjust the assessments on the aforesaid property for tax year 2026 in accordance with the settlement.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Woodland Park in the County of Passaic and State of New Jersey, as follows:

1. The tax assessments on the property located at 1225 McBride Ave designated as Block 96, Lot 1.01 on the official tax map of the Borough of Woodland Park shall be shall be reduced to a total of \$21,000,000 for 2026.
2. Since the 2026 assessment change will be made prior to December 31, 2025, no refund is due as the result of this settlement.
3. This Resolution shall take effect immediately or as otherwise provided by law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane					Tiseo				
DeCesare					Torres				
Gatti					Mayor Kallert				
Sica									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 5<sup>th</sup> day of November, 2025. Signed and sealed before me.

November 5, 2025

Sandra Olivola, Municipal Clerk

Dated