

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR REGULAR MEETING OF
JANUARY 21, 2026**

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 14, 2026 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. Roll Call

2. PRESENTATION(S):

- Presentation on Affordable Housing by Borough Planner Darlene Green
- Holiday House Decorating Contest Winners

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 – Councilwoman Figueroa

Public Works – Councilman Chaabane

Public Safety – Council President Torres

Health & Senior Services – Councilwoman Gatti

Recreation, Community Relations & Veterans Affairs – Councilman DeCesare

Laws & Ordinances – Councilman Sica

B. BOROUGH ADMINISTRATORS REPORT

C. MAYORS “STATE OF BOROUGH” ADDRESS

D. MUNICIPAL ATTORNEY REPORT

E. DEPARTMENT REPORTS

1. Planning Board Reorganization Meeting minutes of February 3, 2025

2. Summary Budget Status Report dated January 21, 2026

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 R26-028, a resolution to approve based upon the Planning Boards appointment do hereby award a contract to Planning Board Attorney Joseph Wenzel Esq. of Friend & Wenzel, LLC, 1000 Clifton Ave., Ste 101, Clifton, New Jersey 07013 by the Woodland Park Planning Board for the period of January 1, 2026 through December 31, 2026.
2. Resolution R26-029, a resolution to approve based upon the Planning Boards appointment do hereby award a contract to Planning Board Engineer Thomas Solfaro of Neglia Engineering, 34 Park Avenue, P.O. Box 426, Lyndhurst, NJ 08827 in an amount not to exceed \$7,000.00.
3. Resolution R26-030, a resolution to approve based upon the Planning Boards appointment do hereby award a contract to Planning Board Planner Darlene Green of the firm Colliers Engineering & Design, Shelbourne at Hunterdon, 53 Frontage Road, Suite 110, Hampton, NJ 08827 in an amount not to exceed \$5,000.00.
4. Resolution R26-031, a resolution to amend resolution R26-014 appointing the firm of Millennium Strategies, 60 Columbia Road, Building B, Suite 230, Morristown, NJ 07960 to write grants, as necessary, for the Borough of Woodland Park in an amount not to exceed \$44,064.00 for the calendar year of 2026.
5. Resolution R26-032, a resolution to confirm the Borough's intent to bond in the event that there is a shortfall in funding to effectuate certain affordable housing mechanisms in its housing element and fair share plan.
6. Resolution R26-033, a resolution authorized to provide refunds for the Trolly Ride Registration to the individuals listed in the resolution for a total amount of \$160.
7. Resolution R26-034, a resolution the recommendation of Chief Paul Salomone, Jr., approves the application of Nicholas Charles Roehrich of Woodland Park, New Jersey to become a West Paterson Volunteer Firefighter.
8. Resolution R26-035, a resolution to authorize submission of a strategic plan for the Woodland Park Municipal Alliance grant period of July 1, 2026 to June 30, 2027 (FY2027).
9. Resolution R26-036, a resolution to award a contract to Skoype, LLC., 40 Henry Road, Newton, New Jersey 07860 for the Thomas E. May Park Playground Improvements in an amount not to exceed \$199,250.00.
10. Resolution R26-037, a resolution to approve the endorsement of the Amended Fourth Round Housing Element and Fair Share Plan.
11. Resolution R26-038, a resolution to appoint a Special Legal Counsel and Special Litigation Attorney.
12. Resolution R26-039, a resolution to approve the actions noted in the Consent Agenda, items 1. through 12, 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:

A. CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of January 30, 2026, regular and miscellaneous payroll estimated at \$495,227.00.

MOTION: Motion to approve payroll by _____, seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of January 21, 2026 totaling \$4,024,730.10.

MOTION: Motion to approve payment of bills by _____, seconded by _____.

- **ROLL CALL:**

7. OLD BUSINESS:

A. SECOND READING & PUBLIC HEARING

1. PUBLIC HEARING on the adoption of Ordinance 26-01.

OPEN: Motion to open the public hearing for Ordinance 26-01 by _____, seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public hearing for Ordinance 26-01 by _____, seconded by _____.

- **ROLL CALL:**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-01 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt Ordinance 26-01 by _____, seconded by _____.

- **ROLL CALL:**

2. **Resolution R26-040, a resolution to adopt Ordinance 26-01, AN ORDINANCE SUPERSEDING ORDINANCE NO. 25-18 AND PRIOR ORDINANCES ESTABLISHING THE SALARY RANGES AND COMPENSATION CLASSIFICATIONS FOR THE EMPLOYEES OF THE BOROUGH OF WOODLAND PARK FOR THE YEAR 2026**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-01 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt the Ordinance 26-01 by _____, seconded by _____.

- **ROLL CALL:**

8. NEW BUSINESS:

A. FIRST READING

1. Introduction of Ordinance 26-02

- 2. Resolution R26-041, a resolution to introduce ordinance 26-02 AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-02, heretofore introduced, does now pass on first reading and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law.

MOTION: Motion to introduce the Ordinance 26-02 by _____, seconded by _____.

- ROLL CALL:

3. Introduction of Ordinance 26-03

- 4. Resolution R26-042, a resolution to introduce ordinance 26-03 A AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 "ZONING", SECTION 22-4.1 "ZONE DISTRICT", SECTION 22-4.4 "SCHEDULE OF PERMITTED USES", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS", AND SECTION 22-27 "RESERVED" TO CREATE A NEW RESIDENCE "J" DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-03, heretofore introduced, does now pass on first reading and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law.

MOTION: Motion to introduce the Ordinance 26-03 by _____, seconded by _____.

- ROLL CALL:

5. Introduction of Ordinance 26-04

- 6. Resolution R26-043, a resolution to introduce ordinance 26-04 AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 "ZONING", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS" TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 "AFFORDABLE HOUSING" WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 "BULK REGULATIONS" TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 "AFFORDABLE HOUSING" WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 "AFFORDABLE HOUSING", SECTION 34-1.4 "INCLUSIONARY ZONING"**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-04, heretofore introduced, does now pass on first reading and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law.

MOTION: Motion to introduce the Ordinance 26-04 by _____, seconded by _____.

- ROLL CALL:

7. Introduction of Ordinance 26-05

- 8. Resolution R26-044, a resolution to introduce ordinance 26-05 AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 "ADMINISTRATION" OF THE BOROUGH OF WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-05, heretofore introduced, does now pass on first reading and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law.

MOTION: Motion to introduce the Ordinance 26-05 by _____, seconded by _____.

- **ROLL CALL:**

9. EXECUTIVE SESSION:

**RESOLUTION RE25-08
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 Appeal - West Falls Plaza Partners, LLC Et als**
- **Contracts - Affordable Housing**

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 the by _____, seconded by _____.

- **ROLL CALL:**

10. RESOLUTIONS:

- 1. Resolution R26-045, a resolution authorizing the settlement of a 2026 equalization ratio appeal.**
- 2. Resolution R26-046, a resolution to authorizing the settlement of tax appeals filed by West Falls Plaza Partners, LLC et als regarding block 121 lot 6.01 as set forth on the official tax map of the borough of Woodland Park.**

11. AJOURNMENT:

Sandra Olivola, RMC/QPA/CMR
Municipal Clerk

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-028**

MOTIONED BY:
SECONDED BY:

**AWARD OF CONTRACT TO
PLANNING BOARD ATTORNEY**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey based upon the Planning Boards appointment do hereby award a contract to Planning Board Attorney Joseph Wenzel Esq. of Friend & Wenzel, LLC, 1000 Clifton Ave., Ste 101, Clifton, New Jersey 07013 by the Woodland Park Planning Board for the period of January 1, 2026 through December 31, 2026;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey hereby authorize Joseph Wenzel, Esq. to receive compensation for his attendance and advice at meetings, and for additional legal duties performed as authorized by the Woodland Park Planning Board through the allocation of funds from Current Appropriations under line item 6-01-21-180-180-028 in an amount of \$5,800.00.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds and do hereby approve the listed resolution.

January 21, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-029**

**MOTIONED BY:
SECONDED BY:**

**AWARD OF CONTRACT TO
PLANNING BOARD ENGINEER**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey based upon the Planning Boards appointment do hereby award a contract to Planning Board Engineer Thomas Solfaro of Neglia Engineering, 34 Park Avenue, P.O. Box 426, Lyndhurst, NJ 08827 by the Woodland Park Planning Board for the period of January 1, 2026 through December 31, 2026;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey hereby authorize Engineer Thomas Solfaro of Neglia Engineering, 34 Park Avenue, P.O. Box 426, Lyndhurst, NJ 08827 to receive compensation for his attendance and advice at meetings, and for additional engineering duties performed as authorized by the Woodland Park Planning Board through the allocation of funds from Current Appropriations under line item T-13-56-855-000-800 in an amount of \$7,000.00.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds for this award of contract under account T-13-56-855-000-800 and/or any other account deemed appropriate by the CMFO in the 2026 budget.

January 21, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-030**

MOTIONED BY:
SECONDED BY:

**AWARD OF CONTRACT TO
PLANNING BOARD PLANNER**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey based upon the Planning Boards appointment do hereby award a contract to Planning Board Planner Darlene Green of the firm Colliers Engineering & Design, Shelbourne at Hunterdon, 53 Frontage Road, Suite 110, Hampton, NJ 08827 by the Woodland Park Planning Board for the period of January 1, 2026 through December 31, 2026;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey hereby authorize Darlene Green of the firm Colliers Engineering & Design, Shelbourne at Hunterdon, 53 Frontage Road, Suite 110, Hampton, NJ 08827 to receive compensation for her attendance and advice at meetings, and for additional duties performed as authorized by the Woodland Park Planning Board in an amount not to exceed \$5,000.00.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this award of contract under account T-13-56-855-000-800 and/or any other account deemed appropriate by the CMFO in the 2026 budget.

January 21, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-031**

MOTIONED BY:
SECONDED BY:

**A RESOLUTION TO AMEND RESOLUTION R26-014
APPOINTMENT OF GRANT WRITER**

WHEREAS, on January 7, 2026 the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey appointed by resolution R26-014 a grant writer to write grants, as necessary, for the Borough of Woodland Park; and

WHEREAS, that the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, appointed the firm of Millennium Strategies, 60 Columbia Road, Building B, Suite 230, Morristown, NJ 07960 to write grants, as necessary, for the Borough of Woodland Park in an amount not to exceed \$43,200.00 for the calendar year of 2026

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, hereby amend resolution R26-014 appointing the firm of Millennium Strategies, 60 Columbia Road, Building B, Suite 230, Morristown, NJ 07960 to write grants, as necessary, for the Borough of Woodland Park in an amount not to exceed \$44,064.00 for the calendar year of 2026.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park, do hereby approve the listed resolution and that sufficient funds are available under line item 6-01-20-100-101-023 and/or any other account deemed appropriate by the Chief Financial Officer.

January 21, 2026

Stephanie Santana, CMFO

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-032**

MOTIONED BY:

SECONDED BY:

**RESOLUTION OF THE BOROUGH OF WOODLAND PARK, IN THE COUNTY OF
PASSAIC, STATE OF NEW JERSEY, OF INTENT TO BOND IN THE EVENT THAT
THERE IS A SHORTFALL IN FUNDING TO EFFECTUATE CERTAIN AFFORDABLE
HOUSING MECHANISMS IN ITS HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Council of the Borough of Woodland Park desires to create a realistic opportunity for the creation of affordable housing within the Borough; and

WHEREAS, the Borough voluntarily brought a timely declaratory judgment action pursuant to the procedures set forth by Administrative Directive #14-24 seeking approval of a Housing Element and Fair Share Plan that satisfied the Borough's obligation to provide for its fair share of the regional need of low- and moderate-income housing; and

WHEREAS, the Woodland Park Land Use Planning Board has adopted a Housing Element and Fair Share Plan for the Fourth Round pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq., which addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act; and

WHEREAS, the Housing Element and Fair Share Plan provides for a municipally-sponsored Rehabilitation Program and two group homes; and

WHEREAS, the Borough has adopted a Development Fee Ordinance in order to generate revenue for the Borough's Affordable Housing Trust Fund; and

WHEREAS, the Borough of Woodland Park anticipates that monies collected and deposited in the Affordable Housing Trust Fund, along with other permitted funding sources, will be sufficient to effectuate the above-referenced mechanisms; and

WHEREAS, the Borough of Woodland Park is committed to securing approval of its Housing Element and Fair Share Plan; and

WHEREAS, the Borough of Woodland Park acknowledges the affordable housing rules and regulations that provide that, although utilization of a mandatory development fee ordinance is an appropriate mechanism to raise money for the purpose of off-setting the expenses incurred in connection with the Housing Element and Fair Share Plan, there must be an alternative funding source in the event that insufficient monies are derived from the mandatory development fee ordinance or other resources, or the funds are not received in a timely fashion, for the purpose of effectuating the municipally-sponsored Rehabilitation and two group homes; and

WHEREAS, the Borough of Woodland Park wishes to express its commitment to cover such funding shortfalls and to fully implement the mechanisms set forth in its Housing Element and Fair Share Plan through bonding or other lawful means.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of January 2026, by the Mayor and Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that it does hereby confirm its intent that in the event that the projected funding from the mandatory development fee ordinance the Borough has adopted is insufficient to complete the aforementioned affordable housing mechanisms, it is the intention of the Council of the Borough of Woodland Park to adopt appropriate bond ordinances in order to provide the requisite funding in an appropriate time frame.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-033**

MOTIONED BY:
SECONDED BY:

**AUTHORIZE REFUND OF
TROLLEY RIDE REGISTRATION**

WHEREAS, the Borough of Woodland Park Recreation Department processes registrations for the USA Sports program 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-18-56-850-000-810.

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 Trolley Ride Registration:

NAME	REFUND
Glenn Davidson	\$20
Bruce Ponchak	\$20
Sabrina Wellins	\$120

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund n Account No. T-18-56-850-000-810 and/or any other account deemed appropriate by the Chief Financial Officer.

January 21, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-034**

MOTIONED BY:
SECONDED BY:

ACCEPTANCE OF VOLUNTEER FIREFIGHTER APPLICATION

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, are in receipt of an application from Nicholas Charles Roehrich of Woodland Park, New Jersey is seeking approval to become a West Paterson Volunteer Firefighter; and

WHEREAS, the above-named applicant agrees to comply with all of the rules and regulations of the West Paterson Fire Department and the Borough Ordinances pertaining to the West Paterson Fire Department;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, based on the recommendation of Chief Paul Salomone, Jr., approves the application of Nicholas Charles Roehrich of Woodland Park, New Jersey to become a West Paterson Volunteer Firefighter.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-035**

MOTIONED BY:
SECONDED BY:

**GOVERNOR’S COUNCIL ON SUBSTANCE USE DISORDER
(GCSUD) ALLIANCE TO PREVENT SUBSTANCE USE DISORDER
FISCAL GRANT CYCLE JULY 1, 2026-JUNE 30, 2027**

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent Substance Use Disorder in communities throughout New Jersey; and

WHEREAS, The Borough Council of the Borough of Woodland Park, County of Passaic, State of New Jersey recognizes that Substance Use Disorder is a serious problem in our society amongst people of all ages; and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent Substance Use Disorder in our community; and

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Passaic.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Woodland Park, County of Passaic, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Woodland Park Municipal Alliance grant period of July 1, 2026 to June 30, 2027 (FY2027) in the amount of:

GCSUD GRANT \$ 1,330.65
Cash Match \$332.66
In-Kind \$ 997.98

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-036**

MOTIONED BY:
SECONDED BY:

**AWARD OF CONTRACT
THOMAS E. MAY PARK PLAYGROUND IMPROVEMENTS**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, have the need to award a contract for the Thomas E. May Park Playground Improvements; and

WHEREAS, a bid document was prepared to solicit bids for this service; and

WHEREAS, the bid was designed that an award would be made to the lowest responsive/responsible bidder; and

WHEREAS, this project will be funded under Capital Ordinance 25-19 under Account Number C-04-25-019-000-000; and

WHEREAS, this bid was advertised on September 2, 2025 in the Herald News in compliance with the New Jersey State Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.); and

WHEREAS, on September 24, 2025 at 11:00 a.m., four (4) bids were received as follows:

Skoype, LLC	\$199,250.00
United Terrain Group	\$214,850.00
ADP Goup Inc.	\$224,000.00
Senco Metals, LLC	\$304,250.00

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, hereby award a contract to Skoype, LLC., 40 Henry Road, Newton, New Jersey 07860 for the Thomas E. May Park Playground Improvements in an amount not to exceed \$199,250.00;

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

Sandra Olivola, Municipal Clerk

January 21, 2026

Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this contract under Capital Ordinance 25-19, Account Number C-04-25-019-000-000 and/or any other account deemed appropriate by the Chief Financial Officer.

Stephanie Santana, CMFO

January 21, 2026

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-037**

MOTIONED BY:

SECONDED BY:

**RESOLUTION OF THE BOROUGH OF WOODLAND PARK ENDORSING A FOURTH
ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "Amended FHA"); and

WHEREAS, the New Jersey Department of Community Affairs (DCA) calculated Woodland Park's present need obligation as 153 and its prospective need obligation as 346; and on January 29, 2025, the Mayor and Council adopted Resolution R25-055 accepting the DCA's calculation of the Borough's present need and correcting the developable land data regarding Woodland Park's prospective obligation which modifications resulted in an adjusted Fourth Round Obligation (211), subject to any vacant land and/or durational adjustment; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 31, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and

WHEREAS, during the 30-day challenge window, a challenge was received from the Fair Share Housing Center (FSHC) and mediation was held over several days in March of 2025, which ultimately resulted in a settlement with Fourth Round Obligation of 240; and

WHEREAS, on May 1, 2025, the Court entered an order establishing the Borough's Fourth Round Present Need Obligation at 240; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a joint public hearing on the Fourth Round Housing Element and Fair Share Plan on June 26, 2025 in conjunction with the Borough of Woodland Park's Mayor and Council and the Borough Council adopted the 2025 Housing Element and Fair Share Plan ("HEFSP") and on June 30, 2025 filed same with the Affordable Housing Resolution Dispute Program; and

WHEREAS, on August 26, 2025, Fair Share Housing Center filed a challenge to the HEFSP and thereafter on December 15, 2025, a Consent Order was entered resolving the challenge; and

WHEREAS, as a result of the Consent Order, changes were necessary to the HEFSP in order for that document to be compliant with the Consent Order; and

WHEREAS, in accordance with the Consent Order, the Borough's affordable housing planner drafted the "2026 Amended Housing Element & Fair Share Plan" ("Amended HEFSP"), which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13 the Planning Board held a public hearing on the Amended HEFSP on January 12, 2026; and

WHEREAS, the Borough of Woodland Park determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough's current Master Plan, the Settlement Agreement that has been referenced herein, and the Court Order entered by the Hon. Darren DeSardo, P.J.S.Cv. on May 1, 2025, and that the adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Woodland Park, County of Passaic, State of New Jersey, that the Borough of Woodland Park hereby endorses the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of June 2026. Signed and sealed before me.

June 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-038**

MOTIONED BY:

SECONDED BY:

**APPOINTMENT OF SPECIAL LEGAL COUNSEL
AND SPECIAL LITIGATION ATTORNEY**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey recognize the need to appoint Special Legal Counsel and Special Litigation Attorneys to, on an as needed basis, defend claims relative to the Borough, file lawsuits and defend same on behalf of the Borough, prepare reports and provide advice and counsel to the Mayor and Council regarding issues that arise, that include but are not limited to litigation, regulations and ordinances, interaction with the Borough’s Administration on related legal issues and interaction with the Borough’s insurance carrier regarding liability issues; and

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 solicited proposals on November 17, 2025 for this position; and

WHEREAS, the Borough of Woodland Park did receive proposals in response to that request; and

WHEREAS, these proposals were opened on December 4, 2025; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, in the County of Passaic, State of New Jersey, do hereby appoint Buglione, Hutton & DeYoe, 401 Hamburg Turnpike, Wayne, New Jersey as Special Legal Counsel and Special Litigation Attorney who will be called upon to provide such services as the need should arise for the period of January 1, 2026 through December 31, 2026.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

Sandra Olivola, Municipal Clerk January 21, 2026
Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-039**

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 12., 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
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R25-040**

**MOTIONED BY:
SECONDED BY:**

ADOPTION OF ORDINANCE 26-01

**AN ORDINANCE SUPERSEDING ORDINANCE NO. 25-18 AND PRIOR ORDINANCES
ESTABLISHING THE SALARY RANGES AND COMPENSATION CLASSIFICATIONS
FOR THE EMPLOYEES OF THE BOROUGH OF WOODLAND PARK FOR THE YEAR
2026**

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE SUPERSEDING ORDINANCE NO. 25-18 AND PRIOR ORDINANCES ESTABLISHING THE SALARY RANGES AND COMPENSATION CLASSIFICATIONS FOR THE EMPLOYEES OF THE BOROUGH OF WOODLAND PARK FOR THE YEAR 2026**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 13, 2026 setting the date of January 21, 2026 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on January 21, 2026 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE SUPERSEDING ORDINANCE NO. 25-18 AND PRIOR ORDINANCES ESTABLISHING THE SALARY RANGES AND COMPENSATION CLASSIFICATIONS FOR THE EMPLOYEES OF THE BOROUGH OF WOODLAND PARK FOR THE YEAR 2026** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-01**

**AN ORDINANCE SUPERSEDING ORDINANCE NO. 25-18 AND PRIOR ORDINANCES
ESTABLISHING THE SALARY RANGES AND COMPENSATION CLASSIFICATIONS FOR THE
EMPLOYEES OF THE BOROUGH OF WOODLAND PARK FOR THE YEAR 2026**

SECTION 1: PURPOSE

This ordinance sets forth the compensation classifications and salary ranges for officials and employees of the Borough of Woodland Park for calendar year 2026, superseding Ordinance No. 25-18 and all previous related ordinances.

SECTION 2: COMPENSATION CLASSIFICATIONS

Employees are categorized and compensated under the following classifications:

1. Full-Time Salaried Employees – Annual salary, semi-monthly installments.
2. Part-Time Salaried Employees – Fixed annual salary, prorated.
3. Hourly Employees – Hourly pay for actual hours worked.
4. Stipend-Based Positions – Flat-rate compensation not tied to hours.

SECTION 3: SALARY TABLE – 2026

The following table reflects the minimum and maximum salary ranges for each approved position title:

Position Title	Minimum Salary	Maximum Salary	CLASSIFICATIONS
Mayor	\$11,787	\$11,787	Part-Time Salaried
Councilmember	\$8,250	\$8,250	Part-Time Salaried
Before & After School Care Administrator	\$3,500	\$3,500	Stipend-Based
Before & After School Care Coordinator	\$3,000	\$3,000	Stipend-Based
Before & After School Care Counselors	\$15.25	\$25.25	Hourly Employees
Before & After School Care Director (2 positions)	\$25.50	\$30.00	Hourly Employees
Business Administrator	\$155,000	\$170,000	Full-Time Salaried
CRS – Community Rating System Coordinator	\$1,500.00	\$1,500.00	Stipend-Based
CRS Assistant Coordinator (2 positions)	\$650.00	\$650.00	Stipend-Based
Chief Municipal Finance Officer (CMFO)/ Treasurer	\$135,000	\$150,000	Full-Time Salaried
CJIS (Criminal Justice Information Services)	\$3,500	\$3,500	Stipend-Based
Clerical/Admin Help	\$15.25	\$19	Hourly Employees
Code Enforcement Officer	\$40,000	\$55,000	Full-Time Salaried
Court Clerk	\$20	\$23	Hourly Employees
Court Officer	\$19	\$22	Hourly Employees
Custodial Services (Municipal)	\$18	\$20	Hourly Employees
Custodial Services (Schools)	\$33	\$37	Hourly Employees
Custodial Services - (Schools – Supervisor)	\$110	\$125	Per-Weekend
Deputy Municipal Clerk: Board Health Secretary / Registrar	\$40,000	\$55,000	Full-Time Salaried
Director of Information Technology (IT): Municipal MIS (Management Information Systems) and Broadcasting	\$105,000	\$120,000	Full-Time Salaried
Director of Recreation / Open Space	\$85,000	\$100,000	Full-Time Salaried
Electrical Inspector	\$36	\$41	Hourly Employees
Electrical Subcode Official	\$14,000	\$16,000	Full-Time Salaried
Emergency Truck Driver	\$21	\$24	Hourly Employees
Facilities Scheduler	\$1,200	\$1,200	Stipend-Based
Filing Help	\$15.25	\$19	Hourly Employees
Fire Official	\$55,000	\$70,000	Full-Time Salaried
Fire Prevention Specialist 1	\$28	\$32	Hourly Employees
Fire Prevention Specialist 2	\$20	\$22	Hourly Employees
Fire Protection Subcode Official	\$6,500	\$7,500	Part-Time Salaried
Laborers Grade A	\$17	\$19	Hourly Employees
Laborers Grade B	\$15	\$17	Hourly Employees
Media Technician/Broadcasting	\$75	\$75	Hourly Employees
Municipal Alliance Coordinator	\$3,575	\$3,575	Stipend-Based

Municipal Clerk (RMC) / QPA: Municipal Search Officer/Search Officer of Issuance of Certifications & Subdivisions/Relocation Officer OEM; Deputy Registrar; Public Agency Compliance Officer	\$120,000	\$135,000	Full-Time Salaried
Municipal Court Administrator	\$65,000	\$85,000	Full-Time Salaried
Municipal Court Judge	\$20,000	\$35,000	Part-Time Salaried
Municipal Housing Liaison	\$6,000	\$6,000	Stipend-Based
OEM Coordinator	\$10,400	\$10,400	Stipend-Based
Park Ranger	\$15.25	\$21	Hourly Employees
Planning & Zoning Secretary (Stipend per Board)	\$2,815.40	\$2,815.40	Stipend-Based
Planning Bd Secretary / Bd of Adj Sect-Special Mtgs	\$28	\$34	Hourly Employees
Plumbing Subcode Official	\$17,000	\$20,000	Part-Time Salaried
Police Chaplain	\$2,800	\$2,800	Stipend-Based
Police Chief	\$195,000	\$220,000	Full-Time Salaried
Police Deputy Chief	\$175,000	\$195,000	Full-Time Salaried
Police Radio Dispatcher	\$19	\$21	Hourly Employees
Public Works Superintendent: Water Distribution Operator; Licensed Wastewater Collection System Operator; Fire Signal System Superintendent; Storm Water Coordinator	\$150,000	\$165,000	Full-Time Salaried
Public Works Assistant Superintendent	\$125,000	\$140,000	Full-Time Salaried
Recreation Clerk	\$23	\$26	Hourly Employees
Recycling Coordinator	\$3,250	\$3,250	Stipend-Based
Recycling Program Aide	\$40,000	\$55,000	Full-Time Salaried
Recycling Staff	\$17	\$19	Hourly Employees
School Traffic Guards	\$20	\$23	Hourly Employees
Secretary to Mayor & BA	\$50,000	\$65,000	Full-Time Salaried
Senior Coordinator	\$5,875	\$5,875	Stipend-Based
Special Police/Constables	\$24	\$27	Hourly Employees
Spray Park Attendant	\$12	\$16	Hourly Employees
Summer Camp Counselor	\$12	\$16	Hourly Employees
Summer Camp Counselor – Head	\$13	\$17	Hourly Employees
Summer Camp Counselor – Teacher	\$15	\$18	Hourly Employees
Summer Camp - Administrator	\$1,500	\$1,500	Stipend-Based
Summer Camp - Director	\$7,500	\$7,500	Stipend-Based
Summer Camp - Assistant Director (2 positions)	\$4,650	\$4,650	Stipend-Based
Tax Assessor	\$25,000	\$35,000	Part-Time Salaried
Tax Assessor - Assistant	\$37	\$42	Hourly Employees
Tax Collector / Collector of Water Consumer Accounts	\$60,000	\$75,000	Full-Time Salaried
UCC Plan Review	\$28	\$32	Hourly Employees

SECTION 4: PAYMENT SCHEDULES

- Full-time salaried employees: semi-monthly
- Part-time salaried employees: monthly or semi-monthly
- Hourly employees: biweekly
- Stipends: based on timeline or function schedule

SECTION 5: LONGEVITY AND ADDITIONAL COMPENSATION

- Longevity per union contract or agreement
- Overtime: per Borough policy and FLSA

SECTION 6: EFFECTIVE DATE

This ordinance shall take effect January 1, 2026, upon final passage and publication as required by law.

SECTION 7: UNION-REPRESENTED EMPLOYEES

Employees not listed in this ordinance are covered under one or more collective bargaining agreements approved by the Borough of Woodland Park. For such union-represented employees, all terms and conditions of compensation, including but not limited to salary, longevity, overtime, benefits, and other related matters, shall be governed by the provisions of the applicable collective bargaining agreement.

Where any conflict exists between this ordinance and a duly executed collective bargaining agreement, the terms of the collective bargaining agreement shall prevail.

SECTION 8: SALARY EFFECTIVE DATE & PAYMENT METHOD

Said salaries shall be effective January 1, 2026 unless otherwise specified above and shall be paid in equal monthly installments, with the exception of all full-time employees whose salaries shall be paid in equal semi-monthly installments. Those positions designated as Retainers shall be paid on an hourly basis, with the exception of Library personnel.

SECTION 9: LONGEVITY PAY

In addition to the salaries hereinabove set forth, union-represented employees shall be entitled to longevity pay in accordance with the agreed upon terms and conditions documented in the respective union contracts. Longevity pay for full-time non-union permanent employees, who have documented agreements with the Borough, shall be paid in accordance with those agreements. For all other full-time permanent employees working in the listed titles in this ordinance that were hired prior to January 1, 1996, longevity pay shall be based upon years of consecutive and cumulative service to the municipality. Longevity pay is not reflected in the salaries stated above.

All periods of service shall be computed from January 1 of the year of full-time permanent appointment unless the date of said appointment took place on or after July 1, in which case said period of service shall be computed from January 1 of the following year. If an employee leaves Borough employment in the year the longevity is due, they shall be entitled to longevity pro-rated on the basis of 1/12 for each completed month of service. Leaves of absence, unless due to illness or a service-connected disability, will disqualify an employee from receiving longevity, as they shall not have had consecutive and cumulative service.

SECTION 10: OVERTIME COMPENSATION

Overtime pay shall be provided to such full-time officers and employees as authorized by the Mayor or Administrator at the respective officer or employee's straight-time rate per hour, unless otherwise provided by law. Police, Road, and Sewer personnel covered by an authorized labor contract shall be paid 150% of the hourly rate for hours worked in excess of the normal workday or workweek.

SECTION 11: MUNICIPAL CLERK ELECTION DUTIES

The Municipal Clerk and Deputy Municipal Clerk shall receive compensation as fixed annually by the Borough Council. In addition, when required to be present at an election or election-related function outside normal municipal hours (e.g., late-night registration, primary election day, general election day), they shall receive additional pay calculated at 1.5 times the then-current hourly rate.

SECTION 12: RETIREMENT – UNUSED SICK LEAVE

All present employees who have completed a minimum of ten (10) years of continued service with the Borough and are either covered by labor agreements or are permanent full-time employees shall, upon retirement as defined by the respective Retirement System, be compensated for unused and accumulated sick leave as follows:

- a. The employee shall receive a lump sum cash payment at their current rate of pay on a one-for-two basis, up to a maximum of \$10,000.
- b. Employees hired before May 21, 2010 are eligible for terminal leave for any remaining unused sick leave, on the basis of one day for every two days accrued.
- c. Employees must notify the employer of intent to retire by April 1 of the retirement year. Payment will be provided on the retirement date or in April, whichever is later. Late notices will result in payment during the first pay period of the following January. Employees may elect to defer payment to the next calendar year by submitting such request in writing.

SECTION 13: RETIREE HEALTH BENEFITS

All employees covered by labor agreements hired prior to January 1, 1995, and present permanent full-time employees not covered by labor agreements but hired prior to January 1, 1995, shall be entitled to health insurance benefits upon retirement, provided they have completed a minimum of 25 years of continued service or 15 years of service and reached age 62, in accordance with N.J.S.A. 40A:10-23.

SECTION 14: REPEALER

This ordinance shall take effect after final passage and publication as required by law. All ordinances and resolutions inconsistent with the provisions of this ordinance are hereby repealed.

Attest:

Approve:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: January 7, 2026

Adopted:

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-041**

**MOTIONED BY:
SECONDED BY:**

INTRODUCTION OF ORDINANCE 26-02

**AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER
22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-
3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the Municipal Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-02**

**AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22
WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS:
22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**

WHEREAS, the Borough of Woodland Park (the “Borough”) has in effect Chapter 22-3 of the General Code which is titled **Zoning** and this section includes a section subtitled: **Definitions** and a section regarding **Bulk Zoning Requirements**; and

WHEREAS, the Borough wishes to amend the aforesated Ordinance, regarding the Definition Section at Chapter 22-3, by updating this Ordinance to include the following Definitions, which shall now be included within the Zoning Code for the Borough of Woodland Park:

Floor Area of Building: The sum of the gross horizontal areas of the several floors of a building or buildings and its accessory building(s) on the same lot, except that in residential buildings the cellar, basement and attic floor area not devoted to residential use shall be excluded, but the area of roofed porches and roofed terraces shall be included. All dimensions shall be measured between exterior faces of walls.

Floor Area Ratio: The floor area of all buildings on a lot, divided by the area of such lot; and

WHEREAS, the Mayor and Borough Council have determined that the adoption of the amendments within this Resolution are for the best interests of the Borough and for the benefit of the health and welfare of its citizens, and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, and State of New Jersey, that the following amendments shall be adopted:

1. Chapter 22 of the Borough Code at Section 22-3 (Definitions) and Section 22-4.5 (Schedule of Bulk Zoning Requirements) are hereby amended to state that the Borough’s Ordinance(s) regarding Zoning as codified for the Borough of Woodland Park, shall now expand the Definitions listed therein, and the Floor Area Ratio (F.A.R.), as follows:

- (a) New and Updated Definitions

Floor Area of Building: The sum of the gross horizontal areas of the several floors of a building or buildings and its accessory building(s) on the same lot, except that in residential buildings the cellar, basement and attic floor area not devoted to residential use shall be excluded, but the area of roofed porches and roofed terraces shall be included. All dimensions shall be measured between exterior faces of walls.

Floor Area Ratio: The floor area of all buildings on a lot, divided by the area of such lot; and

- (b) Amendment to schedule of **Bulk Zoning Requirements** contained in Chapter 22-4.5, contained in 22 Attachment 3.

Through this Amendment, the **Floor Area Ratio (F.A.R.)** for a building on the schedule of **Bulk Zoning Requirements** (sub section 22-4.5) shall be amended as follows:

Zone: R-A, Lot Area: ½ acre,	F.A.R.: 30%
Zone: R-B, Lot Area: 10,000 s.f.,	F.A.R.: 30%
Zone: R-L, Lot Area: 6,000 s.f.,	F.A.R.: 40%

Note: Also see the codified Amendments to this section of the Ordinance titled: 22 Attachment 3. A copy is annexed hereto as **Exhibit A**.

2. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.
3. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect upon passage and publication as required by law.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced:

Adopted:

ZONING
 22 Attachment 3
 Borough of Woodland Park
 SCHEDULE OF BULK ZONING REQUIREMENTS
 (Subsection 22-4.5)
 (Amended 3-6-2024 by Ord. No. 24-05 and by Ord. No. 26-02)

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard	Building Coverage	Lot Coverage	Height (ST/FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	30%	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	30%	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	40%	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac: 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-042**

**MOTIONED BY:
SECONDED BY:**

INTRODUCTION OF ORDINANCE 26-03

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J” DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the Municipal Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-03**

**AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND
SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-
4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING
REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J”
DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)**

WHEREAS, the Borough of Woodland Park has a constitutionally mandated requirement to provide affordable housing; and

WHEREAS, the Mayor and Borough Council desire to create opportunities for the creation of affordable housing within the Borough; and

WHEREAS, the Borough has determined that Block 32, Lot 1 is appropriate to be rezoned to permit inclusionary development.

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

SECTION 1. Chapter 22 “Zoning”, Section 22-4.1 “Zone District”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

The ~~2120~~ districts into which the Borough is divided are:

Insert the text Residence “J” District (Inclusionary Multi-Family Residential) between “Residence “I” Districts (Inclusionary Multi-Family Residential Districts)” and “Senior Citizen Residential Districts”.

SECTION 2. Chapter 22 “Zoning”, Section 22-4.4 “Schedule of Permitted Uses”, which includes Attachment 2, “Schedule of Permitted Uses”, is hereby amended and supplemented to add the following underlined text as shown in Appendix A included in this Ordinance.

SECTION 3. Chapter 22 “Zoning”, Section 22-4.5, “Schedule of Bulk Zoning Requirements”, which includes Attachment 3, “Schedule of Bulk Zoning Requirements”, is hereby amended and supplemented to add the following underlined text as shown in Appendix B included in this Ordinance.

SECTION 4. Chapter 22, “Zoning”, Section 22-27 “(RESERVED)” is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

~~§22-27 (RESERVED)~~ R-J Residence “J” District (Inclusionary Multi-Family Residential)

- a. Objectives.
 1. To provide a realistic opportunity for affordable housing development.
- b. Uses. In the R-J Residence “J” District, no lot shall be used, and no building shall be erected, altered, or occupied for any purposes other than the following:
 1. Permitted Principal Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.
 2. Permitted Accessory Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

c. Bulk Regulations.

1. Minimum lot area: 7.5 acres.
2. Minimum tract setbacks:
 - (a) From Squirrelwood Road: 200 feet.
 - (b) From New Street: 100 feet.
 - (c) From Northern Property Line: 150 feet.
 - (d) From Western Property Line: 45 feet.
3. Maximum building coverage: 15%
4. Maximum lot coverage: 65%
5. Maximum density: 20 units per acre.
6. Maximum building height: 5 stories and 60 feet.

d. Affordable Housing Requirements.

1. The R-J Residence “J” District shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (30% of the region’s median income).
2. Any such affordable units shall comply with Uniform Housing Affordability Code, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
3. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council to oversee the sales/rentals of the affordable housing units, at the developer's sole cost and expense.
4. The affordable units shall be compliant with Chapter 34, Affordable Housing.
5. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough’s affordable housing obligation.

e. Parking.

1. Off-street parking shall be subject to the requirements of Section 22-4.6.
2. Parking spaces shall measure nine feet wide by 18 feet long.
3. There shall be no parking of recreational vehicles, trailers, or boats.
4. Hairpin striping shall be utilized to delineate parking spaces.

f. Landscaping.

1. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and enhance buffer areas. The landscape design shall create visual diversity and contrast through variation in size, shaped, texture, and color. The selection of plants in terms of susceptibility to disease and insect damage, wind damage, habitat (wet-side, drought, sun, and shade tolerance), soil conditions, growth rate, maintenance requirements, etc., shall be considered.
2. Foundation plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groups of small trees in order to provide human scale to the building facades and winter interest. Foundation plantings shall be planted along the front facades of all buildings and along/beside primary building access points.

3. Parking lot landscaping.
 - (a) For every 20 surface parking spaces, there shall be one landscaped area, which may include the end caps, that is at least 162 square feet.
 - (b) The landscape area shall contain trees and/or shrubs.
 - (c) Trees shall be planted at a minimum two and one-half-inch caliper.
 - (d) Shrubs shall be planted at a minimum height of 24 inches.
4. Landscaping within sight triangles shall not exceed a mature height of 30 inches.
5. The landscape plan shall be prepared by a certified landscape architect certified by the New Jersey State Board of Landscape Architects.

g. Signs.

1. The following types of signs are permitted in the R-J Residence District:
 - (a) Monument signs.
 - (1) One sign per street frontage is permitted.
 - (2) The maximum sign area, excluding the base, shall be 40 square feet per side.
 - (3) The maximum sign height shall be six feet above grade.
 - (4) Monument signs shall be setback a minimum of 10 feet from any property line and located outside of any sight triangles.
 - (5) Monument signs may be externally or internally illuminated.

h. Architectural Standards.

1. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies and recesses shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall.
2. The maximum spacing between building wall offsets shall be 50 feet.
3. The minimum projection or depth of any individual vertical offset shall not be less than one foot.
4. Roofline offsets, which include dormers and gables, shall be provided to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum spacing between roof offsets shall be 80 feet.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors, and details.
6. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned.
7. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
8. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
9. All rooftop mechanical equipment shall be screened from view.

i. Lighting.

1. Parking lot lighting shall be no more than 20 feet in height.
2. A minimum average of at least 0.5 footcandles shall be maintained within parking lots and over all pedestrian walkways.
3. Footcandles at any property line shall not exceed 0.5 footcandle, except where there are entrance/exit driveways.
4. Parking lot fixtures shall be full cut-off.
5. Low-pressure sodium or mercury vapor lighting is prohibited.

- j. Fences and walls. In addition to the requirements provided in §22-34.1, the following regulations shall also apply to fences and walls:
1. The use of retaining walls should be in the form of terraces to accommodate severe grade changes, rather than single, tall retaining walls. No individual retaining wall shall exceed a height of 15 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing. Retaining walls shall be offset from one another so the face of each retaining wall is no closer than five feet.
 2. Fences and walls shall not be located in any required sight triangles.
 3. Fences or walls around trash receptacles or compactors may be a maximum of eight feet tall.
- k. Trash.
1. Trash and recycling receptacles and compactors shall not be visible from any public street.
 2. All trash and recycling receptacles and compactors shall be screened by a solid fence or solid decorative masonry wall on three sides and heavy-duty gate closures on the fourth side.
 3. The trash and recycling enclosure shall be surrounded and screened on three sides by a mixture of deciduous and evergreen plant species.
- l. Utilities. All utilities shall be underground.
- m. Off-site improvements.
1. Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage, and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
 2. Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 50:55-D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.
 3. Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special (i.e., more than incidental) benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.
 4. Improvements required for the applicant's development and benefiting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection C(4) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay its pro rata share of the cost to the Borough, or pay more than its pro rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being

constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two-percent administration fee not to exceed \$2,000, to the Borough at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.

5. Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 50:55D-53.
6. Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them, or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within six months of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit other.
7. Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

SECTION 5. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 7. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

Attest:

Approve:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced:

Adopted:

Borough of Woodland Park SCHEDULE OF PERMITTED

USES

(Subsection 22-4.4)

[Amended 4-4-2018 by Ord. No. 18-06; 9-4-2019 by Ord. No. 19-11]

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-A (1/2 acre)	<ul style="list-style-type: none"> • Single-family dwellings • Municipal buildings • Parks, playgrounds, recreational uses 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single- family residential use • Solar panels
R-B (10,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/board inghouse • Satellite Antenna 	<ul style="list-style-type: none"> • Incidental to single- family residential use • Solar panels
R-C (6,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Two-family dwellings • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single- family or two-family residential use • Solar panels
R-D (Garden Apt.) – 10 acres	<ul style="list-style-type: none"> • Garden apartments of 2 stories or less • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Solar panels
R-E (Townhouse) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/board inghouse • Satellite antenna 	
R-F (PRD - MF) (Inclusionary) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Recreational uses serving the townhouse development

Zone	• Permitted Uses	• Conditional Uses*	• Accessory Uses
R-G (Adult 55+ MF) – 15 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas • Parks, playgrounds, recreational uses • Community center • Municipal buildings • Residential A or Residential B permitted uses 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities
R-H (Inclusionary MF) – 5 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/board inghouse 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms, club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities • Maintenance, storage and utility facilities, inclusive of garages and communication equipment • Solar panels

Zone	• Permitted Uses	• Conditional Uses*	• Accessory Uses
R-I (Inclusionary Multi-Family Residential)	<ul style="list-style-type: none"> • Multiple-family dwellings • Townhouses • Stacked townhouses • Public or private open space and recreation areas 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Clubhouses • Common or centralized mailboxes • Fences and walls, including retaining walls • Gatehouse/guardhouse • Lounge, mail room, and similar residential amenities incorporated into a larger building design • Off-street surface parking and parking garages incorporated into the principal building design • Public and private utilities • Public or private recreational facilities, including, but not limited to, community pools, tennis courts, and playgrounds • Trash enclosures and compactors
R-J (Inclusionary Multi-Family Residential)	<ul style="list-style-type: none"> • <u>Multiple-family dwellings</u> 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • <u>Fences and walls, including retaining walls</u> • <u>Lounge, mail room, fitness facilities, and similar interior common residential amenities incorporated into a larger building design</u> • <u>Off-street surface parking and parking garages incorporated into the principal building design</u> • <u>Public and private utilities</u> • <u>Public or private recreational facilities, including but not limited to, community pools, tennis courts, and playgrounds</u> • <u>Trash enclosures and compactors</u> • <u>Solar panels</u>
Senior Citizen District (55+) – 5 acres	<ul style="list-style-type: none"> • Multifamily dwellings for seniors 55+ 	<ul style="list-style-type: none"> • House of worship • Solar panels • Satellite antenna 	<ul style="list-style-type: none"> • Customarily incidental to primary use

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
CBD	<ul style="list-style-type: none"> • Art galleries and studios • Workshops for craftsmen with a retail component only • Banks (no drive-throughs) • Business, professional, and medical offices • Financial institutions • Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use • Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores • Recreational uses (karate, dance studio, etc.) • Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough) • Package liquor stores • Indoor farmers' market • Hotels • Sit-down or fast-casual restaurants (eating and drinking establishments) • Municipal buildings • Parks and playgrounds 	<ul style="list-style-type: none"> • Essential services • Child-care centers • Bowling alley • Skating rink • Outdoor dining, provided a 10-foot sidewalk or a courtyard is provided • Alcohol and drug rehabilitation centers • Advertising billboard signs • Outdoor farmers' market requiring a permit by the Borough • Home occupations • Satellite antenna 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Live entertainment to a restaurant use (requiring a license by the Borough) • Recreation facilities • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
NC Neighborhood Commercial (Local Commercial on Land Use Plan)	<ul style="list-style-type: none"> • General retail uses • Personal service uses • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant, take-out • Convenience store • Professional business offices • Finance, real estate, and insurance services • Commercial schools • Child-care centers • Municipal buildings • Parks and playgrounds • Veterans and civic clubs 	<ul style="list-style-type: none"> • Satellite antenna • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
RGC Regional Commercial	<ul style="list-style-type: none"> • Hotels • Hotels with banquet facilities • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant - take-out • Restaurant – fast-food, no drive-through • Restaurant – fast-food with drive through • Shopping centers • Furniture or major appliance store • Grocery stores • Building materials or home improvement store • Banks – with drive- through • Banks – no drive-through • Auto sales • Auto sales and repair • Car wash • Car wash with oil lube • Retail sales • Personal service uses • Tattoo parlors and body piercing establishments • Massage establishments 	<ul style="list-style-type: none"> • Satellite antenna • Adult entertainment • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels
MO (Mid-Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to the office use • Solar panels
HO (High Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to office use • Solar panels

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
AIR - Adaptive Industrial Reuse Zone	<ul style="list-style-type: none"> • Light industrial and manufacturing uses within a fully enclosed building • Warehousing, except storage of highly combustible or explosive matter, or any other material deleterious to the health, safety, and welfare of the public <ul style="list-style-type: none"> • Art galleries and studios • Workshops for craftsmen with or without a wholesale component; if provided, showroom will not exceed 10% of the total square footage of the use • Business and professional offices • Recreational uses, including karate, gymnastics, specialized training centers for sports, dancing schools, and other similar uses, including indoor fields <ul style="list-style-type: none"> • Food co-ops and indoor farmers' markets • Spas and fitness facilities • Dog and cat grooming facilities • Auto detailing facilities • Commercial laundries • Self-storage • Skating rinks 	<ul style="list-style-type: none"> • Houses of worship • Satellite antenna • Veterans and civic clubs • Repair automotive uses 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Cafes • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
OSR Open Space and Recreation Zone	<ul style="list-style-type: none"> • Parks • Open space • Recreational activities, including, but not limited to, ballfields, skating rinks, playgrounds, shuffleboard, etc. 		
MXD Mixed Use	See § 22-21		

Notes:

*See § 22-24 for regulations regarding conditional uses.

ZONING

22 Attachment 3

Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

[Amended 3-6-2024 by Ord. No. 24-05; 01-21-2026 by Ord. No. 26-03]

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4/ 60'	11.5 du/ac	N/A	25'

WOODLAND PARK CODE

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST/ 40' townhouses, garden-style homes	20 du/ac	N/A	10'
R-I (Inclusionary Multi-Family Residential)	See Section 22-22											
R-J (Inclusionary Multi-Family Residential)	See Section 22-27											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50; 100' to existing residential	20%	40%	5 ST/ 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST/ 45' if 4 th story setback 6' or greater	35 du/ac; 40 du/ac if affordable housing is provided	2.4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-043**

**MOTIONED BY:
SECONDED BY:**

INTRODUCTION OF ORDINANCE 26-04

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS” TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 “AFFORDABLE HOUSING” WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 “BULK REGULATIONS” TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 “AFFORDABLE HOUSING” WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 “AFFORDABLE HOUSING”, SECTION 34-1.4 “INCLUSIONARY ZONING”

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the Municipal Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-04**

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS” TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 “AFFORDABLE HOUSING” WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 “BULK REGULATIONS” TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 “AFFORDABLE HOUSING” WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 “AFFORDABLE HOUSING”, SECTION 34-1.4 “INCLUSIONARY ZONING”

WHEREAS, the Borough of Woodland Park has a constitutional obligation to provide affordable housing; and

WHEREAS, in response to the Amended Fair Housing Act, the Borough prepared and adopted a 2025 Housing Element & Fair Share Plan (“2025 HEFSP”); and

WHEREAS, Fair Share Housing Center (“FSHC”) filed an objection to the 2025 HEFSP; and

WHEREAS, the Borough and FSHC mediated to resolve the issues, which resulted in a Consent Order; and

WHEREAS, the Consent Order requires minor modifications to the CBD and R-O Overlay Zone bulk standards and affordable housing set-aside.

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

SECTION 1. Chapter 22 “Zoning”, Section 22-4.5, “Schedule of Bulk Zoning Requirements”, which includes Attachment 3, “Schedule of Bulk Zoning Requirements”, is hereby amended and supplemented to add the following underlined text and delete text in ~~strikeout~~ as shown in Appendix A included in this Ordinance for the CBD Zone.

SECTION 2. Chapter 22 “Zoning”, Section 22-15.12 entitled “Affordable Housing” is hereby created for the CBD Zone, which shall read as follows:

§22-15.12 Affordable Housing.

- a. Any developer constructing five or more units shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (N.J.S.A. 52:27D-30 et seq.), which is 30% of the region’s median income.
- b. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- c. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council, to oversee the sales/rentals of the affordable housing units, at the developer’s sole cost and expense.
- d. The affordable units shall be compliant with Chapter 34, Affordable Housing.
- e. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough’s affordable housing obligation.

SECTION 3. Chapter 22, “Zoning”, Section 22-29.4, “Bulk Regulations”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ for the R-O Overlay Zone:

§22-29.4 Bulk Regulations.

- c. Minimum side yard: ~~45~~50 feet.
- e. Maximum building coverage: ~~45~~35%.
- g. Maximum building height: ~~five~~ eight residential stories/~~60~~80 feet.
- j. Buffer: A minimum buffer of ~~40~~100 feet shall be provided along all property lines abutting a single-family residence or zone. Such buffer shall include evergreen and deciduous trees, shrubs, fences, walls, and berms or any combination which will provide a visual separation and screening. The buffer area shall be kept in its natural state where wooded; and where natural vegetation is sparse or nonexistent, the area shall be planted to provide a year-round screen in accordance with a landscaping plan approved by the Board. The developer may consider donating this buffer strip as a conservation easement to the Borough.

SECTION 4. Chapter 22 “Zoning”, Section 22-29.10 entitled “Affordable Housing” is hereby created for the R-O Overlay Zone, which shall read as follows:

§22-29.10 Affordable Housing.

- a. Any developer constructing five or more units shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (N.J.S.A. 52:27D-30 et seq.), which is 30% of the region’s median income.
- b. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- c. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council, to oversee the sales/rentals of the affordable housing units, at the developer’s sole cost and expense.
- d. The affordable units shall be compliant with Chapter 34, Affordable Housing.
- e. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough’s affordable housing obligation.

SECTION 5. Chapter 34 “Affordable Housing”, Section 1.4 “Inclusionary Zoning”, is hereby amended to add the following underlined text and remove text in ~~strikeout~~:

§34-1.4 Inclusionary Zoning.

- n. Presumptive densities and set-asides. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning permits minimum presumptive densities and presumptive maximum affordable housing set-asides as follows:
 - 1. For-sale developments.
 - (a) The zoning of the R-N Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.
 - (b) The zoning of the R-N Overlay Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.
 - ~~(c) The zoning of the R-O Overlay Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.~~
 - (c) ~~(d)~~ The zoning of the R-M Zone provides for a 20% set-aside for restricted units and a density of nine units per acre.
 - ~~(e) The zoning of the CBD Zone provides for a 20% set-aside for restricted units and a density of 40 units per acre.~~
 - 2. Rental developments.
 - (a) The zoning of the R-N Zone provides for a 15% set-aside for restricted units and a density of 22 units per acre.
 - (b) The zoning of the R-N Overlay Zone provides for a 15% set-aside for restricted units and a density of 22 units per acre.
 - ~~(c) The zoning of the R-O Overlay Zone provides for a 20%15% set-aside for restricted units and a density of 22 units per acre.~~
 - (c) ~~(d)~~ The zoning of the R-M Zone provides for a 15% set-aside for restricted units and a density of nine units per acre.
 - ~~(e) The zoning of the CBD Zone provides for a 20%15% set-aside for restricted units and a density of 40 units per acre.~~

SECTION 2. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

Attest:

Approve:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced:

Adopted:

ZONING

22 Attachment 3

Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

[Amended 3-6-2024 by Ord. No. 24-05; 1-21-2026 by Ord No. 26-04

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 / 60'	11.5 du/ac	N/A	25'

WOODLAND PARK CODE

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST/ 40' townhouses, garden-style homes	20 du/ac	N/A	10'
R-I (Inclusionary Multi-Family Residential)	See Section 22-22											
R-J (Inclusionary Multi-Family Residential)	See Section 22-27											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50'; 100' to existing residential	20%	40%	5 ST/ 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST/ 45' if 4 th story setback 6' or greater	4035 du/ac; 40 du/ac if affordable housing is provided	2.65 2.4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone

ZONING

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
RGC Regional Commercial	1 acre	N/A	N/A	60'	20'/40'	30' except for through lots	50%	90%	8 ST/96'	N/A	N/A	20' along any residential property
MO Mid-Rise Office	1 acre	N/A	N/A	60'	8'/20'; 15'/25' abutting residential zone	20' except for through lots	50%	75%	2 ½ ST/35'; 3 ST/40' with first floor parking	N/A	N/A	10' along all property lines
HO High-Rise Office	6 acres	N/A	N/A	100'	100'/ 200' from residential zone	100'/ 200' from residential zone	40%	65%	12 ST/144'	N/A	N/A	100' along all property lines abutting other zones
AIR	0.5 acres	N/A	N/A	20'	20'	30'	70%	85%	2 ST/ 35'	N/A	2.0	15' to R.O.W.
OSR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MXD*	See Section 22-21											

Note 1: Nothing herein contained shall prevent the projection of an open fire escape or stairway into a rear or side yard for a distance not to exceed eight (8) feet.
Note 2: Nothing herein contained shall be interpreted to limit or restrict the height of a church spire, belfry, clock tower, elevator bulkhead, stage tower, scenery lift or similar structure.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-044**

**MOTIONED BY:
SECONDED BY:**

INTRODUCTION OF ORDINANCE 26-05

**AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK
ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION”
OF THE BOROUGH OF WOODLAND PARK ESTABLISHING
A RECREATION AND PARKS BOARD**

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 4th day of February 2026, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the Municipal Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Record of Mayor and Council Vote on Passage

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

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
ORDINANCE NO. 26-05**

**AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK
ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION”
OF THE BOROUGH OF WOODLAND PARK ESTABLISHING
A RECREATION AND PARKS BOARD**

WHEREAS, the Borough of Woodland Park previously adopted Ordinance No.: 21-27, to establish a Recreation and Parks Advisory Board.

Specifically through this Ordinance, Section 2-44.1 through section 2-44.4 of Chapter 2 was repealed and added new Section 2-44.1 entitled “Recreation and Parks Advisory Board” and 2-44.2 “Code of Conduct; Code of conduct Advisory Board Committee” Shall be established.

WHEREAS, Insufficient Board attendance causes lack of a quorum or consistent participation which prevents the Board from fulfilling its oversight duties and reduces the visibility of the decision-making process for the Borough, and the Recreation Department, now this Ordinance is hereby advanced to rescind the prior Ordinance known as No.: 21-27, which has been published in the Borough’s Code Book at Chapter 2 – Administration. Administrative Policies and Procedures; §2-44.1 through Section 2-44.4; Titled: “Recreation and Parks Advisory Board”.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, hereby revokes and rescinds Ordinance No.: 21-27.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced:

Adopted:

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION RE26-01**

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 Appeal - West Falls Plaza Partners, LLC et als**
- **Contracts - Affordable Housing**

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
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-045**

MOTIONED BY:
SECONDED BY:

**RESOLUTION AUTHORIZING THE SETTLEMENT OF A
2026 EQUALIZATION RATIO APPEAL**

WHEREAS, At the request of Tax Assessor Timothy J. Henderson, Borough Attorney Albert Buglione filed an appeal bearing Docket No. 010398-2025, to the Director of the NJ Division of Taxation to review the 2026 average ratio of assessed to true value of real property of 62.93% for the Borough of Woodland Park, as reflected in the October 1, 2025 Table of Equalized Valuations; and

WHEREAS, the parties have agreed that the average ratio of assessed value in the Borough of Woodland Park, which was shown as 62.93% on the October 1, 2025 Table will be revised to read 64.98%; and

WHEREAS, the Borough Tax Assessor and Borough Attorney have agreed to the ratio change in accordance with the settlement; and

WHEREAS, the Borough Council for the Borough of Woodland Park has determined that it is in the best interests of the Borough to agree to the adjustment to the 2026 Equalization Ratio 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 average ratio of assessed value in the Borough of Woodland Park, or equalization ratio, which was shown as 62.93% on the October 1, 2025 Table will be revised to read 64.98%; and
2. The Borough Attorney is hereby authorized to sign the Stipulation of Settlement agreeing to the revised average ratio of 64.98%.
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
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

January 21, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-045**

MOTIONED BY:
SECONDED BY:

**RESOLUTION AUTHORIZING THE SETTLEMENT OF TAX APPEALS
FILED BY WEST FALLS PLAZA PARTNERS, LLC ETALS REGARDING
BLOCK 121 LOT 6.01 AS SET FORTH ON THE OFFICIAL TAX MAP OF
THE BOROUGH OF WOODLAND PARK**

WHEREAS, West Falls Plaza Partners, LLC Etals are the owners of the property located at 1730 Route 46, in Block 121, Lot 6.01 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. 002371-2024 and 003339-2025 from the assessed values of said property for tax years 2024 and 2025; and

WHEREAS, the total assessments for the property for both years was \$19,847,800; and

WHEREAS, the parties have agreed that the 2024 assessments will be reduced to a total of \$18,500,000; and

WHEREAS, the parties have agreed that the 2025 assessments will be reduced to a total of \$17,500,000; and

WHEREAS, the parties have also agreed that the 2026 assessments will be reduced to a total of \$14,500,000; and

WHEREAS, the Borough Tax Assessor, Borough Appraiser and Tax Counsel have agreed to the reductions in value on the property for the 2024 through 2026 tax years in accordance with the settlement; and

WHEREAS, the settlement results in an approximate total tax refund in the amount of \$125,757.80, 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 2024 through 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 1730 Route 46 designated as Block 121, Lot 6.01 on the official tax map of the Borough of Woodland Park shall be reduced to a total of \$18,500,000 for 2024, \$17,500,000 for 2025 and \$14,500,000 for 2026.
2. The Borough CFO is hereby authorized to issue a refund of \$125,757.80 to West Falls Plaza Partners LLC et als c/o McCarter & English, LLP as attorneys for Plaintiff, and forwarded to Michael D. Benak, Esq., McCarter & English, LLP, Four Gateway Center, 100 Mulberry Street, Newark, NJ 07102 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
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 21st day of January, 2026. Signed and sealed before me.

Sandra Olivola, Municipal Clerk
January 21, 2026
Dated