

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.
2. **Flag salute and Prayer**
3. **Roll Call**
4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**
2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**
3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**
4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**
5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. COLLECTOR/TREASURER REPORT

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. ADJOURNMENT

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.

2. **Flag salute and Prayer**

3. **Roll Call**

4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**

2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**

3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**

4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**

5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. **COLLECTOR/TREASURER REPORT**

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. **ADJOURNMENT**

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.

2. **Flag salute and Prayer**

3. **Roll Call**

4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**

2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**

3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**

4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**

5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. **COLLECTOR/TREASURER REPORT**

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. **ADJOURNMENT**

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.

2. **Flag salute and Prayer**

3. **Roll Call**

4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**

2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**

3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**

4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**

5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. **COLLECTOR/TREASURER REPORT**

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. **ADJOURNMENT**

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.

2. **Flag salute and Prayer**

3. **Roll Call**

4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**

2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**

3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**

4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**

5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. COLLECTOR/TREASURER REPORT

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. ADJOURNMENT

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.
2. **Flag salute and Prayer**
3. **Roll Call**
4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**
2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**
3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**
4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**
5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. **COLLECTOR/TREASURER REPORT**

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. **ADJOURNMENT**

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR SPECIAL MEETING OF
JUNE 29, 2026
1:00 pm, 2nd Floor Community Room**

1. In accordance with the Open Public Meeting Law, P.L.1975 notice requirements for this special meeting were advertised on the Borough's website on June 29, 2026 detailing the time and place of this meeting and with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building.

2. **Flag salute and Prayer**

3. **Roll Call**

4. **Public Hearing:**

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:**

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.

1. **Resolution R26-203, a resolution to approve Plenary Retail Consumption and Plenary Retail Distribution licenses set forth in the resolution to be renewed for the 2026-2027 licensing season effective July 1, 2026.**

2. **Resolution R26-204, a resolution to amend resolution R26-180, a resolution to authorize the use of funds from the Woodland Park Open Space Trust Fund for the removal of the dead trees in the areas listed in the resolution to Dujets Tree Experts, 54 Notch Road, Woodland Park, New Jersey, in an amount not to exceed \$6,400.00.**

3. **Resolution R26-205, a resolution declaring the lease of certain municipal property known as block 34, lot 7 to be in material default, terminating the lease, recovering possession of municipal property, and authorizing the borough attorney to take all action necessary to protect the interests of the Borough.**

4. **Resolution R26-206, a resolution declaring that municipal property known as block 34, lots 6 and 7 shall be preserved for permanent municipal conservation, open space, environmental protection, stormwater management, flood mitigation, passive recreation, and other public purposes, authorizing the preparation of a perpetual conservation easement, and declaring the legislative findings of the mayor and council supporting such action.**

5. **Resolution R26-207, a resolution to approve the actions noted in the Consent Agenda, items 1. through 5., be and are hereby approved and the proper officers are directed to take necessary action on same.**

Motion to approve the consent agenda by _____ Seconded by _____.

- **ROLL CALL:**

6. COLLECTOR/TREASURER REPORT

CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the June 30, 2026 regular and miscellaneous payroll estimated at \$439,580.36 and the July 15, 2026 regular and miscellaneous payroll estimated at \$430,000.00.

Motion to approve payroll by _____ Seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of June 29, 2026 totaling \$179,524.89 and the attached addendum in the amount of \$2,333.14.

Motion to approve the bills list and addendum by _____ Seconded by _____.

- **ROLL CALL:**

7. ADJOURNMENT

Motion to adjourn by _____ Seconded by _____.

- **ROLL CALL:**

**Sandra Olivola, RMC
Municipal Clerk**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-203**

MOTIONED BY:
SECONDED BY:

RENEWAL OF LIQUOR LICENSES

WHEREAS, renewals for Plenary Retail Consumption and Plenary Retail Distribution licenses for the Borough of Woodland Park for the 2026-2027 licensing season have been filed; and

WHEREAS, all requirements applicable thereto have been properly made and are in order; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey that the Plenary Retail Consumption and Plenary Retail Distribution licenses set forth as follows be hereby renewed for the 2026-2027 licensing season effective July 1, 2026:

WM Riflecamp LLC

1616-33-010-004

NOW THEREFORE BE IT RESOLVED, that the Municipal Clerk be and is hereby authorized to issue the appropriate license certificates to the respective licensees as approved by this resolution.

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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-204**

MOTIONED BY:
SECONDED BY:

AMENDING RESOLUTION R26-180 AUTHORIZING THE USE OF BOROUGH OPEN SPACE TRUST FUNDS FOR HAZARDOUS TREE REMOVAL TO CORRECT VENDOR DETAILS AND FUNDING AMOUNT

WHEREAS, on June 17, 2026, the Mayor and Council of the Borough of Woodland Park adopted Resolution R26-180 authorizing the use of Open Space Trust Funds for the removal of dead and hazardous trees located along the Boys & Girls Club at 8 Memorial Drive and Rose Place Park; and

WHEREAS, due to a clerical error, Resolution R26-180 incorrectly identified the vendor as Arbor Care Tree Services, LLC of Fair Lawn, NJ, and incorrectly stated the contract amount as \$6,500.00; and

WHEREAS, the correct vendor selected for said services is Dujets Tree Experts, 54 Notch Road, Woodland Park, NJ 07424, and the correct amount for the service is \$6,400.00; and

WHEREAS, funds are available from the Woodland Park Open Space Trust Fund for this project under account number T-30-56-850-000-802;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that Resolution R26-180 is hereby amended solely to reflect the correct vendor as Dujets Tree Experts and the correct contract amount not to exceed \$6,400.00; and

BE IT FURTHER RESOLVED, that all other terms, conditions, and locations outlined in Resolution R26-180 shall remain unchanged and in full force and effect.

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 17th day of May, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-205**

MOTIONED BY:
SECONDED BY:

**RESOLUTION DECLARING THE LEASE OF CERTAIN MUNICIPAL PROPERTY
KNOWN AS BLOCK 34, LOT 7 TO BE IN MATERIAL DEFAULT, TERMINATING THE
LEASE, RECOVERING POSSESSION OF MUNICIPAL PROPERTY, AND AUTHORIZING
THE BOROUGH ATTORNEY TO TAKE ALL ACTION NECESSARY TO PROTECT THE
INTERESTS OF THE BOROUGH**

WHEREAS, the Borough of Woodland Park (“Borough”) is the owner of certain real property designated on the Borough Tax Map as Block 34, Lot 7, together with any adjoining municipal property affected by this Resolution; and

WHEREAS, by Resolution adopted in 2021, the Mayor and Council authorized a Lease Agreement between the Borough and Lorenzo’s Pizzeria & Restaurant, Inc., together with its successor in interest, Yakamoz Restaurant USA, Inc., for the use of municipal property as a parking area; and

WHEREAS, the Lease Agreement required, among other things, that the tenant:

1. timely pay all rent due to the Borough;
2. maintain commercial general liability insurance in the minimum amount required by the Lease;
3. continuously name the Borough as an additional insured;
4. provide certificates of insurance and proof of coverage to the Borough;
5. maintain the premises;
6. indemnify and hold harmless the Borough from claims arising from the leased premises;
7. comply with all laws and directives of the Borough; and

WHEREAS, the Mayor and Council find that the insurance provisions of the Lease constituted material conditions intended to protect the taxpayers of the Borough from unnecessary exposure to liability; and

WHEREAS, the Borough has determined that the tenant has materially breached the Lease Agreement, including but not limited to:

- failure to timely pay rent as required by the Lease;
- failure to maintain and/or provide certificates of liability insurance as required by the Lease;
- failure to continuously demonstrate compliance with the insurance provisions of the Lease;
- such additional defaults as may be documented by the Borough Clerk, Chief Financial Officer, Borough Administrator, Borough Engineer, Code Enforcement Official and Borough Attorney; and

WHEREAS, the Governing Body finds that these defaults constitute substantial and material breaches of the Lease Agreement and defeat the fundamental purposes for which the Lease was approved; and

WHEREAS, the Governing Body further finds that continued private occupation of municipal property without payment of rent and without the insurance protection required by the Lease is contrary to the public interest and unnecessarily exposes the Borough and its taxpayers to potential liability; and

WHEREAS, the Governing Body further determines that it is necessary and appropriate to terminate any leasehold rights, recover possession of the property, and preserve all legal remedies available to the Borough.

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

1. Findings Incorporated

The foregoing recitals are hereby adopted as the findings of the Mayor and Council.

2. Material Default

The Governing Body hereby determines that the tenant is in material default of the Lease Agreement.

3. Termination of Lease

The Borough hereby declares the Lease Agreement terminated pursuant to its terms and applicable law, effective immediately upon adoption of this Resolution or such later date as determined by the Borough Attorney to best protect the Borough's legal interests.

4. Recovery of Possession

The Borough hereby reasserts its exclusive possession, custody and control over the leased premises.

Any prior permission granted for private occupancy is revoked.

5. Reservation of Rights

Nothing contained herein shall constitute a waiver of any claim for:

- unpaid rent;
- interest;
- costs;
- attorney's fees where authorized by law or contract;
- indemnification;
- property damage;
- insurance claims;
- or any other legal or equitable remedy available to the Borough.

6. Authorization of Borough Attorney

The Borough Attorney is authorized to take any and all action deemed necessary, including but not limited to:

- issuing notices of default;
- issuing notices terminating the Lease;
- negotiating voluntary surrender of possession;
- commencing eviction or ejectment proceedings, if appropriate;
- instituting declaratory judgment actions;
- filing actions for unpaid rent or damages;
- recording documents necessary to protect Borough ownership;
- prosecuting or defending any litigation relating to the property;
- taking all action necessary to preserve the Borough's ownership interests.

7. Cooperation of Borough Officials

The Borough Administrator, Borough Clerk, Chief Financial Officer, Borough Engineer, Tax Assessor, Construction Official, Code Enforcement Official, Police Department, Department of Public Works and all other Borough officials are authorized and directed to cooperate with the Borough Attorney in implementing this Resolution.

8. No Creation of Private Rights

Nothing contained herein shall create any private right of action against the Borough or any of its officials.

9. Severability

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

10. Effective Date

This Resolution shall take effect immediately upon adoption 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 29th day of June 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-206**

MOTIONED BY:

SECONDED BY:

**RESOLUTION DECLARING THAT MUNICIPAL PROPERTY KNOWN AS BLOCK 34,
LOTS 6 AND 7 SHALL BE PRESERVED FOR PERMANENT MUNICIPAL
CONSERVATION, OPEN SPACE, ENVIRONMENTAL PROTECTION, STORMWATER
MANAGEMENT, FLOOD MITIGATION, PASSIVE RECREATION, AND OTHER PUBLIC
PURPOSES, AUTHORIZING THE PREPARATION OF A PERPETUAL CONSERVATION
EASEMENT, AND DECLARING THE LEGISLATIVE FINDINGS OF THE MAYOR AND
COUNCIL SUPPORTING SUCH ACTION**

WHEREAS, the Borough of Woodland Park is the owner in fee simple of certain lands designated upon the Official Tax Map of the Borough as Block 34, Lots 6 and 7 (the "Property"); and

WHEREAS, the Borough has both the authority and responsibility to manage municipal property in a manner that promotes the public health, safety, morals and general welfare of its residents; and

WHEREAS, the Mayor and Council have undertaken a review of the history, location, present condition, and future use of the Property; and

WHEREAS, the Governing Body has further reviewed prior agreements affecting the Property, including prior commercial leasing arrangements, and has determined that continued commercial utilization of the Property no longer advances the interests of the Borough or its taxpayers; and

WHEREAS, the Governing Body further finds that preservation of municipally-owned lands for conservation and open-space purposes represents a legitimate governmental objective that advances numerous important municipal interests; and

WHEREAS, the Governing Body specifically finds that preservation of Block 34, Lots 6 and 7 will:

- A. Preserve municipally-owned open space;
- B. Protect environmentally sensitive resources;
- C. Reduce future flooding impacts;
- D. Improve stormwater management;
- E. Protect groundwater recharge;
- F. Preserve natural vegetation;
- G. Maintain visual buffers between commercial and residential properties;
- H. Reduce future municipal liability associated with commercial occupancy;
- I. Preserve municipal flexibility for future governmental purposes consistent with conservation;
- J. Protect neighboring residential properties from incompatible commercial expansion;
- K. Enhance neighborhood character;
- L. Preserve municipal assets for future generations;
- M. Promote sound planning principles consistent with the Municipal Land Use Law;
- N. Advance the public health, safety and welfare;
- O. Reduce municipal maintenance costs associated with intensive commercial activity;
- P. Promote responsible environmental stewardship; and

Q. Preserve the Property as a public asset rather than a privately utilized commercial resource; and

WHEREAS, the Governing Body further finds that a perpetual conservation easement constitutes an appropriate legal mechanism to preserve these public purposes while maintaining municipal ownership of the Property; and

WHEREAS, the Governing Body desires to permanently preserve the Property unless modified through future legislative action consistent with applicable law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park as follows:

Section 1

The foregoing recitals are incorporated herein as the legislative findings of the Mayor and Council.

Section 2

The Mayor and Council hereby determine that preservation of Block 34, Lots 6 and 7 for conservation, open-space, environmental protection and related governmental purposes serves a substantial and legitimate public purpose.

Section 3

The Borough declares its intent that Block 34, Lots 6 and 7 remain permanently preserved for public conservation purposes.

Section 4

The Borough Attorney is directed to prepare a comprehensive Perpetual Conservation Easement for consideration by the Governing Body.

Section 5

The Borough Engineer is authorized to prepare all surveys, metes and bounds descriptions, GIS mapping, environmental mapping and engineering documents necessary for the easement.

Section 6

The Tax Assessor shall verify all tax map references.

Section 7

The Borough Clerk is directed to assemble all documents relating to prior leases, resolutions, deeds and recorded instruments affecting the Property.

Section 8

The Mayor and Council hereby declare that future commercial leasing of the Property is inconsistent with the legislative findings contained herein unless specifically authorized by future ordinance after public hearing.

Section 9

The Borough Attorney is authorized to prepare any ordinance, deed restriction, conservation easement, declaration, notice, or other legal instrument necessary to permanently preserve the Property.

Section 10

Nothing contained herein shall prohibit municipal improvements necessary for:

- stormwater management;
- drainage;
- utilities;
- emergency access;
- passive recreation;
- environmental restoration;

- public safety;
- or other governmental purposes consistent with conservation.

Section 11

The Borough expressly reserves all rights to institute legal proceedings necessary to protect the Property from unauthorized commercial use or encroachment.

Section 12

The Mayor and Council further declare that preservation of this Property represents an exercise of the Borough’s police powers undertaken solely for the benefit of the public and not for the benefit of any private individual or entity.

Section 13

This Resolution shall take effect immediately upon adoption.

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 Ordinance was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June 2026. Signed and sealed before me,

_____ June 29, 2026
 Sandra Olivola, Municipal Clerk Dated
 which adopts this Ordinance.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-207**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Acting Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 5, 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				
Figuroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 29th day of June, 2026. Signed and sealed before me.

June 29, 2026

Sandra Olivola, Municipal Clerk

Dated