

Debbie Dakin

From: William E. Dolan <opra+request-83579-346305af@requests.opramachine.com>
Sent: Tuesday, November 18, 2025 2:50 PM
To: Debbie Dakin
Subject: OPRA request - Please provide copies of all invoices from McNerney & Associate from Jan 2025 to Oct. 31, 2025.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Woodcliff Lake Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

Records requested:

Please provide copies of all invoices from McNerney & Associate from Jan 2025 to Oct. 31, 2025.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

William E. Dolan

*Accounts Payable
In 11/21/25
Due 12/4/25*

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-83579-346305af@requests.opramachine.com

Is clerk@wclnj.com the wrong address for OPRA requests to Woodcliff Lake Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=woodcliff_lake_borough

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/please_provide_copies_of_all_inv

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
1/16/2025	#2025-031

201-690-3553

TMcNer@aol.com

Bill To
Borough of Woodcliff Lake Anthony Muzzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Appraisal Fee, Temiz v. Borough of Woodcliff Lake, Block 2003 Lot 17, 221 Chestnut Ridge Road, Woodcliff Lake, NJ - Tax Years 2016-2024	5,500.00	5,500.00
		Total	\$5,500.00

McNerney & Associates, Inc.

175 Rock Road

PO Box 67

Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
2/11/2025	#2025-056

Bill To

Borough of Woodcliff Lake
Anthoony Mazzola, CTA
Tax Assessor
188 Pascack Road
Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
3.5	Preparation and attendance at Zoom Conference regarding BMW vs. Borough of Woodcliff Lake - 01/08/25	100.00	350.00
3	Preparation and attendance at Out-of-Court conference regarding Temiz vs. Borough of Woodcliff Lake - 01/17/25	100.00	300.00
3	Preparation and attendance at conference with Municipal Attorney, Tax Assessor, Administrator, Councilman regarding Tice Boulevard Holdings, LLC vs. Borough of Woodcliff Lake - 01/17/25	100.00	300.00
2	Site Inspection and review of measurements regarding Temiz vs. Borough of Woodcliff Lake - 01/29/25	100.00	200.00
2	Preparation of Analysis and conference with Municipal Attorney and Tax Assessor regarding BMW vs. Borough of Woodcliff Lake - 01/30/25	100.00	200.00
2	Preparation and attendance at Zoom Conference regarding BMW vs. Borough of Woodcliff Lake - 02/05/25	100.00	200.00
2	Preparation of Analysis and conference with Municipal Attorney and Tax Assessor regarding measurements Temiz vs. Borough of Woodcliff Lake - 02/05/25	100.00	200.00
2	Review of Plaintiff's Settlement Demand, preparation of analysis, create exposure spreadsheet, conference with Municipal Attorney regarding Capstone Tice Boulevard, LLC vs. Borough of Woodcliff Lake - 02/07/25	100.00	200.00
Total			\$1,950.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
3/22/2025	#2025-099

Bill To
Borough of Woodcliff Lake Anthoony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
4	Trial Preparation including re-inspection of the subject property regarding Temiz vs. Borough of Woodcliff Lake -01/29/25	100.00	400.00
3.5	Preparation of Analysis for Municipal Attorney and Tax Assessor regarding Capstone Tice Boulevard, LLC vs. Borough of Woodcliff Lake - 02/11/25	100.00	350.00
4	Preparation of Analysis for Municipal Attorney and Tax Assessor to assist in Settlement Negotiations regarding RBRO, LLC vs. Borough of Woodcliff Lake - 02/28/25	100.00	400.00
Total			\$1,150.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
3/26/2025	#2025-121

Bill To
Borough of Woodcliff Lake Anthoony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Appraisal Fee, Contiguous to Block 1001 Lot 1 & Block 1004 Lot 1, Old Farms Road, Woodcliff Lake, New Jersey	2,500.00	2,500.00
1	Appraisal Fee, Contiguous to Block 2801 Lots 1, 2, 6 & 18, Maillard Avenue, Woodcliff Lake, New Jersey	2,500.00	2,500.00
		Total	\$5,000.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
5/15/2025	#2025-151

Bill To
Borough of Woodcliff Lake Anthoony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
2.5	Review of Plaintiff's Settlement Demand, preparation of analysis, create exposure spreadsheet, conference with Municipal Attorney regarding Temiz vs. Borough of Woodcliff Lake - 03/14/25	100.00	250.00
2	Trial Preparation regarding Temiz vs. Borough of Woodcliff Lake - 03/18/25	100.00	200.00
4	Review of all Open Tax Appeals within the Municipality, Conference with Municipal Attorney and Tax Assessor - 03/27/25	100.00	400.00
3	Preparation and attendance at conference with Municipal Attorney and Tax Assessor regarding Temiz vs. Borough of Woodcliff Lake - 03/27/25	100.00	300.00
2.5	Preparation and attendance at conference with Municipal Attorney and Tax Assessor regarding Temiz vs. Borough of Woodcliff Lake - 03/28/25	100.00	250.00
Total			\$1,400.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
6/15/2025	#2025-185

Bill To
Borough of Woodcliff Lake Anthony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
4.5	Preparation of Preliminary Analysis and conference with Municipal Attorney and Tax Assessor regarding all Open Tax Appeals - 05/08/25	100.00	450.00
3.5	Preparation of an Exposure Analysis of all open Tax Appeals, conference with Municipal Attorney and Tax Assessor - 05/13/25	100.00	350.00
4	Review of Plaintiff's Settlement Demand, preparation of analysis, create exposure spreadsheet, conference with Municipal Attorney regarding Temiz vs. Borough of Woodcliff Lake - 05/19/25	100.00	400.00
3.5	Litigation Support, Attendance at Meetings, Review of Discovery regarding Woodcliff Lake Developers, LLC, Woodcliff Lake Senior, LLC, Woodcliff Lake Senior Housing Propco vs. Borough of Woodcliff Lake - 05/23/25	100.00	350.00
		Total	\$1,550.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
7/7/2025	#2025-238

Bill To
Borough of Woodcliff Lake Anthony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
3.5	Litigation Support, Attendance at Meetings, Review of Discovery regarding BMW of North America, LLC vs. Borough of Woodcliff Lake - 06/02/25	100.00	350.00
		Total	\$350.00

McNerney & Associates, Inc.

175 Rock Road
PO Box 67
Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
8/9/2025	#2025-260

Bill To
Borough of Woodcliff Lake Anthoony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
4	Preparation and attendance at conference with Councilman, Tax Assessor, Municipal Attorney and Administrator to discuss all Open Tax Appeals Borough of Woodcliff Lake - 07/23/25	100.00	400.00
		Total	\$400.00

McNerney & Associates, Inc.

175 Rock Road

PO Box 67

Glen Rock, New Jersey 07452

Invoice

Date	Invoice #
10/13/2025	#2025-342

Bill To
Borough of Woodcliff Lake Anthoony Mazzola, CTA Tax Assessor 188 Pascack Road Woodcliff Lake, New Jersey 07677

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
3.5	Review of all Open Tax Appeals within the Municipality, Conference with Municipal Attorney and Tax Assessor attendance at Zoom Meeting with Administrator CFO, Auditor and Council - 09/24/25	100.00	350.00
		Total	\$350.00