

AGENDA  
BOROUGH OF ALLENDALE  
MAYOR AND COUNCIL  
MAY 12, 2022  
8:00 P.M.

A Regular Meeting of the Mayor and Council of the Borough of Allendale will be held in-person on May 12, 2022 beginning at 8:00pm in the Mayor & Council Chambers of the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

I. CALL TO ORDER

- A. Open Public Meetings Act Announcement
- B. Salute to Flag

II. ROLL CALL

III. PUBLIC COMMENT ON AGENDA ITEMS ONLY

Audience members wishing to speak will have a three (3) minute time limit to address the governing body on agenda items only. Large groups are asked to have a spokesperson represent them.

IV. APPROVAL OF MINUTES

January 20, 2022 Work Session  
January 20, 2022 Regular Session  
February 10, 2022 Work Session  
February 10, 2022 Regular Session  
February 24, 2022 Work Session  
February 24, 2022 Regular Session  
March 10, 2022 Work Session  
March 10, 2022 Regular Session  
April 28, 2022 Work Session  
April 28, 2022 Regular Session

V. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

The following ordinance published herewith was first read by title only on April 28, 2022 and posted on the bulletin board of the lobby of the municipal building and borough website.

**ORDINANCE 22-02** – AN ORDINANCE GRANTING CONSENT AND PERMISSION TO SUEZ WATER – NEW JERSEY, INC. TO FURNISH WATER TREATMENT, STORAGE AND CONVEYANCE SERVICE IN THE BOROUGH OF ALLENDALE, NEW JERSEY

The following ordinance published herewith was first read by title only on April 14, 2022 and posted on the bulletin board of the lobby of the municipal building and borough website.

**ORDINANCE 22-03** - CALENDAR YEAR 2022 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

VI. RESOLUTIONS

- A. 2022 Local Municipal Budget
  - 1. **22-135**/Read Budget by Title Only
  - 2. Public Comment on Adoption of 2022 Local Municipal Budget
  - 3. **22-136**/Adopt 2022 Local Municipal Budget
  - 4. **22-137**/Appoint Municipal Clerk – Linda Louise Cervino

VII. INTRODUCTION OF ORDINANCES

AGENDA  
BOROUGH OF ALLENDALE  
MAYOR AND COUNCIL  
MAY 12, 2022  
8:00 P.M.

Motion that the following ordinance be introduced and passed on first reading and setting May 26, 2022 at 8:00 p.m. or as soon thereafter as the matter can be heard as the date and time, and the Council Chambers of the Allendale Municipal Building as the place for a hearing on said ordinance.

**ORDINANCE 22-04** – AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 128-8 OF THE CODE OF THE BOROUGH OF ALLENDALE ENTITLED “ADDITIONAL REQUIRED INSPECTIONS AND FEES”

VIII. CONSENT AGENDA

Matters listed below are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

- A. **22-138**/Appoint Hourly Seasonal Intern – Miles Mortimer
- B. **22-139**/Authorize Crown Atlantic, LLC, on behalf of AT&T Mobility, to Modify Equipment – Crown Castle Order Number 595319
- C. **22-140**/Authorize Crown Atlantic, LLC, on behalf of Verizon Wireless, to Modify Equipment – Crown Castle Order Number 580222
- D. **22-141**/Authorize Refund – 2022 Water Overpayment – 86 Myrtle Avenue
- E. **22-142**/Establish 2022 Crestwood Lake Fees – Playground Beach Rentals
- F. **22-143**/Authorize Mayor to Sign Mandatory Deed Restriction – The Whitney Affordable Units – Block No. 2201, Lot Nos. 1.303, 1.304, 1.305, 1.306, 1.307, 1.704, 1.705, 1.706, 1.707, 1.905, 1.906, 1.907 & 1.908 – Allendale Whitney, LLC and Piazza & Associates, Inc.
- G. **22-144**/Authorize Tax Collector to Prepare and Mail 2022 Estimated Tax Bills
- H. **22-145**/Approve 2020 & 2021 Tax Appeal Settlement – Nash, Wayne & Kathy Ross v. Allendale – 50 Dale Avenue, Block 1702, Lot 28
- I. **22-146**/Approve 2021 Tax Appeal Settlement – Shah, Chirag v. Allendale – 234 MacIntyre Lane, Block 1202, Lot 8
- J. **22-147**/Approve 2021 Tax Appeal Settlement – Caparyan, Avedis & Lusi v. Allendale – 147 Forest Road, Block 1202, Lot 12
- K. **22-148**/Approve 2020 & 2021 Tax Appeal Settlement – Ural, Arda & Cagla v. Allendale – 19 Waibel Drive, Block 2004, Lot 13
- L. **22-149**/Approve 2020 Tax Appeal Settlement – Smith L. Stacey & Hirboz Azmi-Ghamini v. Allendale – 448 Mark Road, Block 1304, Lot 16
- M. **22-150**/Approve State Board Judgment – 448 Mark Road, Block 1304, Lot 16
- N. **22-151**/Authorize 2022 Crestwood Lake Salaries – Supplement One
- O. **22-152**/Approve Holiday Observers’ 2022 4<sup>th</sup> of July Fireworks Display
- P. **22-153**/Approve June 11, 2022 Annual Town Wide Garage Sale – Allendale Woman’s Club
- Q. **22-154**/Authorize Refund – 2022 Dog License Overpayment – Napolitano
- R. **22-155**/Authorize Refund- 2022 Crestwood Lake Membership – Member No. 336461
- S. **22-156**/Approve Adjustment – 2022 Crestwood Lake Membership Fees – Member No. 1023430
- T. **22-157**/Approve May 12, 2022 Bill List

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

XI. COMMITTEE REPORTS AND COMMENTS

AGENDA  
BOROUGH OF ALLENDALE  
MAYOR AND COUNCIL  
MAY 12, 2022  
8:00 P.M.

XII. STAFF REPORTS

XIII. PUBLIC COMMENTS

Audience members wishing to speak will have a three (3) minute time limit to address the governing body. Large groups are asked to have a spokesperson represent them.

XIV. ADJOURNMENT

Bulletin Board  
Borough Website

**\*\*\*AGENDA AND AGENDA ITEMS SUBJECT TO CHANGE\*\*\***

*The Borough of Allendale will livestream the Work and Regular Sessions. Members of the public wishing to view these meetings only should take the following steps:*

- From a computer, tablet or smartphone, enter the website: <https://zoom.us/j/95236146732>
- From a phone, dial [\(301\) 715-8592](tel:3017158592) and then enter Webinar ID: 952 3614 6732.

*\*\*\*Alternate phone numbers to dial: [\(312\) 626-6799](tel:3126266799); [\(929\) 205-6099](tel:9292056099); [\(346\) 248-7799](tel:3462487799); [\(669\) 900-6833](tel:6699006833) or [\(253\) 215-8782](tel:2532158782)*

*The public is advised that there will be no opportunity for comment by those viewing the livestreamed Work and Regular Session meetings. Public wishing to comment must attend in person or submit advance written comments, for reading at the meeting, to [MichelleRyan@AllendaleNJ.gov](mailto:MichelleRyan@AllendaleNJ.gov) or Michelle Ryan, Acting Clerk, Borough of Allendale, 500 West Crescent Avenue, Allendale, NJ 07401 by 4pm on Thursday, May 12, 2022.*

**BOROUGH OF ALLENDALE  
COUNTY OF BERGEN  
STATE OF NEW JERSEY**

**ORDINANCE 22-02**

**AN ORDINANCE GRANTING CONSENT AND PERMISSION TO SUEZ WATER -  
NEW JERSEY, INC. TO FURNISH WATER TREATMENT, STORAGE AND  
CONVEYANCE SERVICE IN THE BOROUGH OF ALLENDALE, NEW JERSEY**

**WHEREAS**, the Borough of Allendale, County of Bergen and State of New Jersey (the “Borough”), hereby grants consent and permission to Suez Water New Jersey, Inc. (“Suez”), a New Jersey Corporation to furnish potable water service within the Borough; and

**WHEREAS**, Suez is in the process of acquiring the water system (the “System”) currently owned and operated by the Borough, which has been approved by the voters of the Borough on November 2, 2021, pursuant to N.J.S.A. 40:62-5; and

**WHEREAS**, the Borough is desirous of having Suez acquire the Systems; and

**WHEREAS**, Suez is a regulated public utility corporation of the State of New Jersey presently seeking the municipal consent of the Borough to permit Suez to provide water treatment, storage and conveyance service through the System; and

**WHEREAS**, Suez has requested the consent of the Borough as required by N.J.S.A. 48:19-17 and 48:19-20, as amended, to lay its pipes beneath and restore such public roads, streets and places as it may deem necessary for its corporate purposes, free from all charges to be made for said privilege (except that fees for road opening permits shall be paid), provided that all said pipes installed after the date of this ordinance shall be laid at least three feet (3’) below the surface and shall not in any way unnecessarily obstruct or interfere with the public travel or cause or permit other than temporary damage to public or private property; and

**WHEREAS**, it is deemed to be in the best interests of the citizens of the Borough to provide this consent; and

**WHEREAS**, notice of this Ordinance was published in accordance with the requirements of N.J.S.A. 48:3-13 and N.J.S.A. 48:3-14; and

**WHEREAS**, the Mayor and Council of the Borough have concluded that granting of said consent shall enhance the health, safety and welfare of the citizens of the Borough.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF  
THE BOROUGH AS FOLLOWS:**

Section 1. That exclusive and perpetual consent and permission to furnish water conveyance to the Borough and all residents, businesses and government buildings therein is hereby given and granted to Suez, its successors and assigns for the maximum duration permitted by law, subject to the permission by the Board of Public Utilities of the State of New Jersey.

Section 2. That exclusive consent and permission is given to Suez, its successors and assigns, under the provisions of N.J.S.A. 48:19-17 and N.J.S.A. 48:19-20, as amended, without

charge therefore, (except fees for road opening permits which shall be paid) as the same may be required in order to permit Suez to own and operate the System, add to, extend, replace, operate and maintain said System in the public property described herein in order to provide said wastewater conveyance service. This shall include permission to lay pipes beneath the public roads, streets, public property and public places.

Section 3. That a certified copy of this Ordinance, upon final passage, shall be sent to Suez, the New Jersey Department of Environmental Protection and the Board of Public Utilities of the State of New Jersey.

Section 4. That the consent granted herein shall be subject to Suez complying with all applicable laws of the Borough and/or the State of New Jersey including, but not limited to, any and all applicable statutes and administrative agency rules and/or regulations and contingent upon the Borough and Suez executing the *Agreement of Sale Between the Borough of Allendale and Suez Water New Jersey, Inc, as the same may be amended from time to time.*

Section 5. The Mayor and the Clerk of the Borough are authorized to execute the documents and agreements necessary to effectuate this municipal consent.

Section 6. Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**BE IT FURTHER ORDAINED**, that if any portion of this Ordinance shall be declared invalid as a matter of law, such declaration shall not affect the remainder of said Ordinance; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication.

|            | Motion | Second | Yea | Nay | Absent | Abstain |
|------------|--------|--------|-----|-----|--------|---------|
| Homan      | ✓      |        | ✓   |     |        |         |
| Lovisolo   |        | ✓      | ✓   |     |        |         |
| O'Connell  |        |        | ✓   |     |        |         |
| O'Toole    |        |        | ✓   |     |        |         |
| Sasso      |        |        |     |     | ✓      |         |
| Wilczynski |        |        |     |     | ✓      |         |
| Bernstein  |        |        |     |     |        |         |

I hereby certify that the foregoing is a true copy of an ordinance introduced by the Mayor and Council of the Borough of Allendale on April 28, 2022

Michelle Neri  
Acting Borough Clerk

**BOROUGH OF ALLENDALE  
ORDINANCE 22-03**

**CALENDAR YEAR 2022 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% or the cost of living adjustment, whichever is less, unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, the cost of living adjustment for calendar year 2022 budget is calculated at 2.5% pursuant to N.J.S.A. 40A:4-45.2; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and Council of the Borough of Allendale in the County of Bergen finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$98,166 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Allendale in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2022 budget year, the final appropriations of the Borough of Allendale shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by up to 3.5%, amounting to \$343,580, and that the CY 2022 municipal budget for the Borough of Allendale be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,



**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

|            | Motion | Second | Yea | Nay | Absent | Abstain |
|------------|--------|--------|-----|-----|--------|---------|
| Homan      |        |        | ✓   |     |        |         |
| Lovisolo   |        |        | ✓   |     |        |         |
| O'Connell  |        |        | ✓   |     |        |         |
| O'Toole    |        | ✓      | ✓   |     |        |         |
| Sasso      |        |        | ✓   |     |        |         |
| Wilczynski | ✓      |        | ✓   |     |        |         |
| Bernstein  |        |        |     |     |        |         |

I hereby certify that the foregoing is a true copy of an ordinance introduced by the Mayor and Council of the Borough of Allendale on April 14, 2022

Michelle Ryan  
Acting Borough Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-135**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION FOR MUNICIPAL BUDGET TO BE READ BY TITLE ONLY**

**WHEREAS**, the Budget, as advertised, shall be read in full, or it may be read by title, if the following conditions have been met:

1. At least one week prior to the date of the hearing, a complete copy of the approved budget shall be made available to each person requesting the same, and
2. The governing body shall, by resolution passed by not less than a majority of the full membership, determine that the budget shall be read by title only.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the aforementioned conditions have been met, and the 2022 Municipal Budget may be read by title only.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk



**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-136**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**ADOPTION OF 2022 LOCAL MUNICIPAL BUDGET**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$10,994,359.00 for Municipal Purposes, \$95,988.00 for Open Space Trust Fund Levy and \$639,356.00 for Minimum Library Levy.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-137**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPOINTMENT OF MUNICIPAL CLERK – LINDA LOUISE CERVINO**

**WHEREAS**, an Acting Municipal Clerk has served the Borough of Allendale (“Allendale”) since January 7, 2020; and

**WHEREAS**, a vacancy will exist effective close of business on May 31, 2022; and

**WHEREAS**, Linda Louise Cervino has been selected to perform all of the necessary functions of the Municipal Clerk and any other such duties as required by the Governing Body.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Allendale that Linda Louise Cervino is hereby appointed Municipal Clerk of Allendale for a term of three (3) years commencing May 23, 2022 until May 23, 2025, pursuant to N.J.S.A. 40A:9-133; and

**BE IT FURTHER RESOLVED** that the annual salary for the position of Municipal Clerk, and other such duties required by the Governing Body, shall be \$78,500.00, prorated for 2022; and

**BE IT FURTHER RESOLVED** that the terms and conditions of Linda Louise Cervino’s employment shall be memorialized in a written agreement to be hereinafter executed; and

**BE IT FURTHER RESOLVED** that the Mayor, Chief Financial Officer, Municipal Attorney and Acting Municipal Clerk are authorized to take all appropriate actions so as to implement this Resolution.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**BOROUGH OF ALLENDALE  
COUNTY OF BERGEN  
STATE OF NEW JERSEY**

**ORDINANCE 22-04**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 128-8 OF THE  
CODE OF THE BOROUGH OF ALLENDALE ENTITLED “ADDITIONAL REQUIRED  
INSPECTIONS AND FEES”**

**BE IT ORDAINED** by the Governing Body of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 128-8 of the Code of the Borough of Allendale, entitled “Additional Required Inspections and Fees”, be and hereby is amended, supplemented and revised in its entirety to read as follows:

**§ 128-8 Additional required inspections and fees.**

- A. In addition to the inspections and fees required pursuant to the Act and the regulations of the Department of Community Affairs, the following inspections and fees shall be required:
  - (1) All industrial and commercial buildings and structures within the boundaries of the Borough of Allendale not covered under the Uniform Fire Safety Act.
  - (2) Eating and/or drinking establishments within a maximum permitted occupancy of less than 50 in which no alcoholic beverages are served.
  - (3) Residential/Multi-Family/Multi-Use (any structure containing three or more dwelling units or structures with dwelling units, attached to commercial businesses).
- B. Each additional inspection herein directed shall require a registration fee, paid annually to the local enforcing agency. The annual registration fee shall be billed annually in accordance with the procedure established by the Administrator’s office.
- C. A permit may be required either annually or temporarily as defined by New Jersey State Uniform Fire Safety Act or attached fee schedule.
- D. The following fees shall be required for each building use within the Borough of Allendale. All fees shall be invoiced annually. New businesses will be invoiced upon receipt of registration.
  - 1. Business Registration Fees (any building, structure or premises or part there of used for business)
    - (a) One square foot to 400 square feet: \$ 50.00
    - (b) 401 square feet to 2000 square feet: \$ 75.00
    - (c) 2001 square feet to 5000 square feet: \$ 125.00

- (d) 5001 square feet to 10,000 square feet: \$ 175.00
  - (e) 10,001 square feet to 15,000 square feet: \$ 225.00
  - (f) 15,001 square feet to 20,000 square feet: \$ 275.00
  - (g) 20,001 square feet to 25,000 square feet: \$ 325.00
  - (h) 25,001 square feet to 37,500 square feet: \$ 375.00
  - (I) Over 37,500 square feet \$ 10.00 per square foot
2. Owner Non-occupied Commercial building common areas: \$ 75.00 flat fee
3. Building Owners will be invoiced a fee for any commercial space vacant for more than six months annually.
- (a) One square foot to 5,000 square feet: \$ 50.00
  - (b) 5,001 square feet to 35,000 square feet: \$ 100.00
  - (c) Over 35,000 square feet: \$ 200.00
4. Residential/Multifamily/Multi-use (any structure containing three or more Dwelling units or structures with dwelling units connected to businesses.)
- (a) Any building with 3 or less residential units: \$ 50.00
  - (b) Any building with 3 or more residential units: \$ 50.00 plus \$ 10.00 per each additional unit over three.
  - (c) Non-Owner occupied one- and two-family dwellings: \$50.00
- (In Multi-use buildings this fee will be in addition to any business fees)
5. Annual fee for each religious organization building: \$50.00
6. Permit fees established by type group as defined by the New Jersey State Uniform Fire Code N.J.A.C. 5:70-2.9, shall be as follows:
- (a) Type 1: \$ 54.00
  - (b) Type 2: \$ 214.00
  - (c) Type 3: \$ 427.00
  - (d) Type 4: \$ 641.00
7. Buildings owned by the Borough of Allendale and operated solely for Board of Education Services, Municipal Libraries, Borough Offices and facilities are exempt from local Registration fees, but are subject to all required inspections and

regulations pursuant to the New Jersey State Uniform Fire Safety Act.

8. If any business or residential owner or occupant fails to pay the annual registration fee after 60 days of the required due date, said owner will be assessed a \$75.00 penalty fee.
9. Additional Permit fees shall be as follows for all commercial buildings.
  - (a) Commercial kitchen cooking oil recovery system \$ 50.00
  - (b) Tar Kettles or Mobile tar Tankers, use per job \$ 35.00
  - (c) Vehicle or Machinery powered by flammable liquid or gases operated inside a building or structure not meant to be a registered vehicle or to be used on a public street \$35.00 per vehicle.
  - (d) Compressed Gases in 100 Lb. cylinders or larger and/or Liquified Petroleum gases in 20 Lb. cylinders or larger of Flammable or Non-Flammable types used/stored in commercial buildings or exterior storage areas.

Number of cylinders:

One to Five \$ 25.00

Six to Twenty \$ 50.00

Twenty to Thirty-Five \$ 75.00

Over Thirty-Five \$ 100.00

**BE IT FURTHER ORDAINED** that except as modified herein, all other provisions of Chapter 128 shall remain in full force and effect as previously adopted.

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-138**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPOINTMENT OF HOURLY SEASONAL INTERN – MILES MORTIMER**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Miles Mortimer be appointed as an hourly, part-time, seasonal intern effective May 23, 2022 through August 19, 2022 at a rate of \$15.00 per hour.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-139**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION FOR CROWN ATLANTIC COMPANY, LLC  
ON BEHALF OF AT&T TO MODIFY EQUIPMENT**

**WHEREAS**, the Borough of Allendale and the predecessor (New York SMSA) to Crown Atlantic Company, LLC, (Crown Atlantic) previously executed a Lease Agreement dated August 31, 1995 (the Lease), pursuant to which property was leased from the Borough located at 300 West Crescent Avenue, Allendale, New Jersey and being described as a portion of the property known as Lot 6, Block 1003 and Lots 9 and 10 of Block 201 (the property) for the construction of a monopole and installation/ maintenance of utility wires, poles, cable, conduits and pipes; and

**WHEREAS** five (5) Amendments to the Lease Agreement have been signed; and

**WHEREAS**, Crown Atlantic, on behalf of AT&T, seeks to modify its equipment on the monopole, and other work associated with same as more specifically referenced in Crown Castle BU Number 806318, JDE Job Number 695665; Crown Castle Work Order Number 2080566, and Crown Castle Order Number 595319 Rev. 0; and

**WHEREAS**, Crown Atlantic, on behalf of AT&T, seeks the Borough's consent under the terms and conditions of the Lease;

**WHEREAS**, the foregoing consent request references, does not seek the Borough's consent/approval of, a possible future extension to the present height of the monopole, and the Borough by this resolution does not intend to, and does not, approve or consent to any such potential future extension;

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body that it does hereby consent to the foregoing modification and the Mayor is hereby authorized to execute a consent letter for modification subject, however, to the following conditions:

1. Crown Atlantic or AT&T, shall make application for appropriate building permits and shall pay all fees in connection with those permits;
2. Crown Atlantic or AT&T, shall comply with any and all land use requirements and pay any fees associated therewith;
3. Crown Atlantic or AT&T, shall provide for a professional escrow deposit, if required, for review of its application in accordance with law.



**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-139**

4. By this consent, the Borough does not approve, or consent to any future extension to the present height of the monopole, and any request for any such future extension(s) shall be addressed by the Borough as per applicable law and the Lease.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-140**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION FOR CROWN ATLANTIC COMPANY, LLC  
ON BEHALF OF VERIZON WIRELESS TO MODIFY EQUIPMENT**

**WHEREAS**, the Borough of Allendale and the predecessor (New York SMSA) to Crown Atlantic Company, LLC, (Crown Atlantic) previously executed a Lease Agreement dated August 31, 1995 (the Lease), pursuant to which property was leased from the Borough located at 300 West Crescent Avenue, Allendale, New Jersey and being described as a portion of the property known as Lot 6, Block 1003 and Lots 9 and 10 of Block 201 (the property) for the construction of a monopole and installation/ maintenance of utility wires, poles, cable, conduits and pipes; and

**WHEREAS** five (5) Amendments to the Lease Agreement have been signed; and

**WHEREAS**, Crown Atlantic, on behalf of Verizon Wireless, seeks to modify its equipment on the monopole, and other work associated with same as more specifically referenced in Crown Castle BU Number 806318, JDE Job Number 679480; Crown Castle Work Order Number 2063518, and Crown Castle Order Number 580222 Rev. 0; and

**WHEREAS**, Crown Atlantic, on behalf of Verizon Wireless, seeks the Borough's consent under the terms and conditions of the Lease;

**WHEREAS**, the foregoing consent request references, does not seek the Borough's consent/approval of, a possible future extension to the present height of the monopole, and the Borough by this resolution does not intend to, and does not, approve or consent to any such potential future extension;

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body that it does hereby consent to the foregoing modification and the Mayor is hereby authorized to execute a consent letter for modification subject, however, to the following conditions:

1. Crown Atlantic or Verizon Wireless, shall make application for appropriate building permits and shall pay all fees in connection with those permits;
2. Crown Atlantic or Verizon Wireless, shall comply with any and all land use requirements and pay any fees associated therewith;
3. Crown Atlantic or Verizon Wireless, shall provide for a professional escrow deposit, if required, for review of its application in accordance with law.

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-140**

4. By this consent, the Borough does not approve, or consent to any future extension to the present height of the monopole, and any request for any such future extension(s) shall be addressed by the Borough as per applicable law and the Lease.

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

---

Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-141**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION TO REFUND 2022 WATER OVERPAYMENT –  
ACCOUNT NO. 3113501921660**

**BE IT RESOLVED** by the Council of the Borough of Allendale that the Water Collector is hereby authorized to issue the following refund check for overpayment on the account listed below and charge same to Water Rents/Overpayments for 2022:

| <b>Account Number</b> | <b>Amount</b> |
|-----------------------|---------------|
| 3113501921660         | \$248.70      |
| 86 Myrtle Ave.        |               |

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-142**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**ESTABLISH 2022 FEES FOR PLAYGROUND BEACH  
RENTALS AT CRESTWOOD LAKE**

**WHEREAS**, pursuant to Chapter 203, Section 20A of the Code of the Borough of Allendale, fees for the use of recreational facilities are to be established annually by resolution of the governing body.

**NOW, THEREFORE, BE IT RESOLVED**, that the following rates be and are hereby approved for Crestwood Lake for the 2022 season:

|                                       |              |
|---------------------------------------|--------------|
| <b><u>Playground Beach Rental</u></b> | <b>\$250</b> |
|---------------------------------------|--------------|

**BE IT FURTHER RESOLVED** that all payments shall be deemed final when remitted and that no refunds shall be provided.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-143**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION FOR MAYOR TO SIGN MANDATORY DEED RESTRICTION –  
THE WHITNEY AFFORDABLE UNITS – BLOCK NO. 2101, LOT NOS. 1.303, 1.304,  
1.305, 1.306, 1.307, 1.704, 1.705, 1.706, 1.707, 1.905, 1.906, 1.907 & 1.908 –  
ALLENDALE WHITNEY, LLC & PIAZZA & ASSOCIATES, INC.**

**WHEREAS**, Allendale Whitney, LLC (“Owner”) is the Owner of the premises in the Borough of Allendale designated as Block 2101, Lot Nos. 1.303, 1.304, 1.305, 1.306, 1.307, 1.704, 1.705, 1.706, 1.707, 1.905, 1.906, 1.907 and 1.908 (the “Property”), and Owner has developed/sponsored residential-low or -moderate rental units on the Property (the “Affordable Units”); and

**WHEREAS**, such Affordable Units are governed by regulations known as the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., (the “Uniform Controls”); and

**WHEREAS**, the Uniform Controls, and other laws related thereto, require the execution and recordation of a mandatory deed restriction which restricts the rentals, conveyance and improvements concerning the Affordable Units, and require notice of foreclosure and bankruptcy concerning the Affordable Units; and

**WHEREAS**, the Borough of Allendale, along with the Owner and Piazza & Associates, Inc. (the “Administrative Agent”) as the Administrative Agent for the Affordable Units, as part of its obligations under the Uniform Controls, and other laws related thereto, must execute a mandatory deed restriction setting forth the above restrictions.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Allendale that the Mayor is hereby authorized to sign a Mandatory Deed Restriction, with respect to the Affordable Units, in the form referenced herein, with Owner and the Administrative Agent.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-144**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION FOR THE BOROUGH OF ALLENDALE TAX  
COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS  
IN ACCORDANCE WITH P.L. 1994, C.72**

**WHEREAS**, due to the County Board of Taxation unable to certify a tax rate due to various issues at the state level and the Municipal Tax Collector will be unable to mail the tax bills on a timely basis, it has become necessary to issue estimated tax bills for the 3rd Quarter of 2022 and;

**WHEREAS**, the Municipal Tax Collector in consultation with the Municipal Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated levies;

**NOW, THEREFORE BE IT RESOLVED** BY THE BOROUGH COUNCIL OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY ON THE 12<sup>th</sup> DAY OF MAY, 2022 AS FOLLOWS:

1. The Borough of Allendale Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the Borough for the third installment of 2022 taxes. The Tax Collector shall proceed and take such actions as necessary.
2. The entire estimated levy for 2022 is hereby set at \$ 43,720,724.11 for an estimated tax rate of \$2.295.
3. In accordance with law the third installment of 2022 shall not be subject to interest until after August 10, 2022. Any payment received after August 10, 2022 shall have interest calculated from August 1, 2022.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk



BOROUGH OF ALLENDALE


CALCULATION OF PROPOSED 2022 ESTIMATED TAX RATE

BASIS OF PROPOSED TAX LEVY AND TAX RATE

2022 Municipal Budget - Actual Levy  
 2022 Library Budget - Actual Levy  
 2022 Local School Budget - Actual Levy  
 2022 Regional School Budget - Actual Levy  
 2022 Bergen County Budget - Estimated 3% increase  
 2022 Bergen County Open Space Budget- Estimated 2% increase  
 2022 Municipal Open Space - Actual Levy


| 2021 Apportionment of Taxes |                  |       |  |
|-----------------------------|------------------|-------|--|
| County                      | 4,342,235.19     | 0.242 |  |
| County Open Space           | 179,968.49       | 0.010 |  |
| Municipal Open Space        | 90,034.00        | 0.005 |  |
| Local School                | 16,573,831.00    | 0.920 |  |
| Regional School             | 10,186,340.00    | 0.566 |  |
| Library                     | 594,468.00       | 0.033 |  |
| Municipal                   | 10,319,605.00    | 0.573 |  |
| Total                       | 42,286,481.68    | 2.349 |  |
| Net Valuation               | 1,800,689,700.00 |       |  |

| 2022 Estimated Apportionment of Taxes |                  |                |           |
|---------------------------------------|------------------|----------------|-----------|
| County                                | 4,472,502.25     | 0.249          | Estimated |
| County Open Space                     | 183,567.86       | 0.011          | Estimated |
| Municipal Open Space                  | 95,988.00        | 0.005          | Actual    |
| Local School                          | 16,875,576.00    | 0.879          | Actual    |
| Regional School                       | 10,459,375.00    | 0.545          | Actual    |
| Library                               | 639,356.00       | 0.033          | Actual    |
| Municipal                             | 10,994,359.00    | 0.573          | Actual    |
| Total                                 | 43,720,724.11    | 2.295          |           |
| Net Valuation                         | 1,919,752,300.00 |                |           |
| Percentage Increase/Decrease          |                  | <b>103.39%</b> |           |

CERTIFIED BY:   
 Alissa Mayer  
 Chief Financial Officer

| 2022 Estimated Range for Tax Levy<br>(Percentage of 2020 Levy) |  |               |
|--|--|---------------|
| 95%  |  | 105%          |
| 4,125,123.43   |  | 4,559,346.95  |
| 170,970.07   |  | 188,968.91    |
| 85,532.30  |  | 94,535.70     |
| 15,745,139.45  |  | 17,402,522.55 |
| 9,677,023.00   |  | 10,695,657.00 |
| 564,744.60   |  | 624,191.40    |
| 9,803,624.75   |  | 10,835,585.25 |
| 40,172,157.60  |  | 44,400,805.76 |

Estimated Tax Levy must be within this range; otherwise permission is required from Division of Local Govt. Services

CERTIFIED BY:   
 Gina Wittmack  
 Tax Collector

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-145**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF NASH, WAYNE AND KATHY ROSS V.  
BOROUGH OF ALLENDALE 2020 & 2021 TAX APPEAL SETTLEMENT –  
50 DALE AVENUE, BLOCK 1702, LOT 28**

**WHEREAS**, the taxpayers, Wayne Nash and Kathy Ross, appealed the assessment levied on Block 1702, Lot 28 for the tax years 2020 & 2021; and

**WHEREAS**, the subject property is located at 50 Dale Avenue; and

**WHEREAS**, the Plaintiff was represented by counsel in this matter; and

**WHEREAS**, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows: the 2020 Assessed Value will be reduced from \$1,343,600 to \$1,200,000 and the 2021 appeal will be withdrawn; and

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2020 tax refund, if any; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Nash, Wayne & Kathy Ross v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-146**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF SHAH, CHIRAG V.  
BOROUGH OF ALLENDALE 2021 TAX APPEAL SETTLEMENT –  
234 MAC INTYRE LANE, BLOCK 1202, LOT 8**

**WHEREAS**, the taxpayer, Chirag Shah, appealed the assessment levied on Block 1202, Lot 8 for the tax year 2021; and

**WHEREAS**, the subject property is located at 234 Mac Intyre Lane; and

**WHEREAS**, the Plaintiff was represented by an Attorney in this matter; and

**WHEREAS**, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows: the 2021 Assessed Value will be reduced from \$2,328,400 to \$2,225,000; and

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2021 tax refund, if any; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Shah, Chirag v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

---

Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-147**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF CAPARYAN, AVEDIS & LUSI V.  
BOROUGH OF ALLENDALE 2021 TAX APPEAL SETTLEMENT –  
147 FOREST ROAD, BLOCK 1202, LOT 12**

**WHEREAS**, the taxpayers, Avedi & Lusi Caparyan, appealed the assessment levied on Block 1202, Lot 12 for the tax year 2021; and

**WHEREAS**, the subject property is located at 147 Forest Road; and

**WHEREAS**, the Plaintiff was appeared Pro Se in this matter; and

**WHEREAS**, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows: the 2021 Assessed Value will be reduced from \$885,100 to \$844,300; and

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2021 tax refund, if any; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Caparyan, Avedis & Lusi v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

---

Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-148**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF URAL, ARDA & CAGLA V.  
BOROUGH OF ALLENDALE 2020 & 2021 TAX APPEAL SETTLEMENT –  
19 WAIBEL DRIVE, BLOCK 2004, LOT 13**

**WHEREAS**, the tax payers, Arda & Cagla Ural, appealed the assessment levied on Block 2004, Lot 13 for the tax years 2020 & 2021; and

**WHEREAS**, the subject property is located at 19 Waibel Drive; and

**WHEREAS**, the Plaintiff was represented by counsel in this matter; and

**WHEREAS**, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows: the 2020 Assessed Value will be reduced from \$1,073,700 to \$1,000,000 and the 2021 appeal will be withdrawn; and

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2020 tax refund, if any; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Ural, Arda & Cagla v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-149**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF SMITH L. STACEY & HIRBOD, AZMI-GHADIMI V.  
BOROUGH OF ALLENDALE 2020 TAX APPEAL SETTLEMENT –  
448 MARK ROAD, BLOCK 1304, LOT 16**

**WHEREAS**, the taxpayers, Stacey L. Smith and Azmi-Ghadimi Hirbod, appealed the assessment levied on Block 1304, Lot 16 for the tax year 2020; and

**WHEREAS**, the subject property is located at 448 Mark Road; and

**WHEREAS**, the Plaintiff was represented by an Attorney in this matter; and

**WHEREAS**, the Borough Tax Assessor and Borough Tax Expert have approved and recommend that the appeal be settled as follows: the 2020 Assessed Value will be reduced from \$1,011,500 to \$961,500; and

**WHEREAS**, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2020 tax refund, if any; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeals encaptioned Smith L. Stacey, & Hirbod, Azmi-Ghadimi v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-150**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF STATE BOARD JUDGMENT –  
448 MARK ROAD – BLOCK 1304, LOT 16**

**BE IT RESOLVED**, by the Council of the Borough of Allendale that the Tax Collector is hereby authorized to issue the following overpayment check due to the State Board Judgments for the tax year 2020.

| Block/Lot | Name  | Amount     |
|-----------|---|------------|
| 1304/16   | Smith L. Stacey & Hirbod, Azmi-Ghadimi<br>c/o Spiotti & Associates<br>PO Box 30<br>Midland Park, NJ 07432 | \$1,206.50 |

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk



**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-151**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION OF 2022 CRESTWOOD LAKE SALARIES –  
SUPPLEMENT ONE**

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the following salaries are hereby approved for the Crestwood Lake Swim Club 2022 Season as follows:

| Guard      |           |            |
|------------|-----------|------------|
| First Name | Last Name | Hourly Pay |
| Annika     | Brauer    | \$13.00    |
| Candice    | Massimi   | \$13.00    |
| Jaclyn     | Huzinec   | \$13.00    |
| Gateperson |           |            |
| First Name | Last Name | Hourly Pay |
| Anna       | Lish      | \$12.00    |

**BE IT FURTHER RESOLVED** that the date of hire for the above employees is effective May 14, 2022.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

\_\_\_\_\_  
Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-152**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF HOLIDAY OBSERVERS' 2022 JULY 4TH CELEBRATION**

**BE IT RESOLVED** that Crestwood Park will close at 5:00 p.m. on July 4, 2022; and,

**BE IT FURTHER RESOLVED** that the Holiday Observers are hereby authorized to conduct a fireworks display and celebration at Crestwood Lake commencing at dusk on Monday, July 4, 2022 with a rain date of Saturday, July 9, 2022; and,

**BE IT FURTHER RESOLVED** that the fireworks display is subject to appropriate review and approval of insurance and the receipt of a permit from the Allendale Bureau of Fire Prevention.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-153**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF JUNE 11, 2022 TOWN-WIDE GARAGE SALE –  
ALLENDALE WOMAN'S CLUB**

**BE IT RESOLVED** that the Annual Town Wide Garage Sale to be held on Saturday, June 11, 2022, with a rain date of Sunday, June 12, 2022, by the Allendale Woman's Club is hereby approved; and

**BE IT FURTHER RESOLVED** that no individual garage sale licenses be issued for the dates of the Allendale Town Wide Garage Sale; and

**BE IT FURTHER RESOLVED** that the Allendale Women's Club will comply with the Borough's requirements for insurance and hold harmless approval; and

**BE IT FURTHER RESOLVED** that prior approval given on March 24, 2022 via Resolution 22-105 for the Town Wide Garage Sale to be held on May 21, 2022 with a rain date of May 22, 2022 is hereby rescinded; and

**BE IT FURTHER RESOLVED** that individual garage sale licenses will be issued for May 21, 2022 and May 22, 2022.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-154**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION TO REFUND OVERPAYMENT –  
2022 DOG LICENSE NO. 139 – NAPOLITANO**

**BE IT RESOLVED** by the Council of the Borough of Allendale that the Chief Financial Officer is hereby authorized to issue a refund check for an overpayment of 2022 Dog License No. 139 to the following:

| <b>Name</b>   | <b>Amount</b> |
|---|---------------|
| Lori Napolitano<br>420 Hillside Avenue<br>Allendale, New Jersey 07401 | \$5.00        |

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-155**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**AUTHORIZATION OF 2022 CRESTWOOD LAKE SEASON REFUND**

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Allendale that refund of a payment made during the 2022 Season be granted to the following Crestwood Lake member as stated below:

| <b>Crestwood ID Number</b> | <b>Amount</b> | <b>Reason</b>                             |
|----------------------------|---------------|---|
| 336461                     | \$65.00       | Inadvertent Registration of Family Member |

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-156**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**APPROVAL OF ADJUSTMENT OF FEES FOR  
2022 CRESTWOOD LAKE MEMBERSHIPS**

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that it hereby approves a discount for Family Memberships at Crestwood Lake for the 2022 Season to the following families for financial hardship reasons:

1. Crestwood Membership Account Number: 1023430  
Family Resident Rates (before May 3th): \$475.00  
Discount: \$475.00

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

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Michelle Ryan  
Acting Municipal Clerk

**RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

**DATE: 05/12/2022**

**RESOLUTION# 22-157**

| Council                | Motion | Second | Yes | No | Abstain | Absent |
|------------------------|--------|--------|-----|----|---------|--------|
| <b>Homan</b>           |        |        |     |    |         |        |
| <b>Lovisolo</b>        |        |        |     |    |         |        |
| <b>O'Connell</b>       |        |        |     |    |         |        |
| <b>O'Toole</b>         |        |        |     |    |         |        |
| <b>Sasso</b>           |        |        |     |    |         |        |
| <b>Wilczynski</b>      |        |        |     |    |         |        |
| <b>Mayor Bernstein</b> | ---    | ---    |     |    |         |        |

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒

**APPROVAL OF MAY 12, 2022 LIST OF BILLS**

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that it hereby approves the Bill List dated May 12, 2022 in the amounts of:

|                              |                       |
|------------------------------|-----------------------|
| Current Fund                 | \$1,869,465.73        |
| Payroll Account              | \$374,682.63          |
| General Capital              | \$13,767.91           |
| Animal Fund                  | \$0.00                |
| Grant Fund                   | \$299.80              |
| COAH/Housing Trust           | \$0.00                |
| Improvement & Beautification | \$0.00                |
| Unemployment Fund            | \$0.00                |
| Trust Fund                   | \$899.25              |
| Water Operating              | \$0.00                |
| Water Capital                | \$8,760.60            |
| <b>Total</b>                 | <b>\$2,267,875.92</b> |

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 12, 2022.

\_\_\_\_\_  
Michelle Ryan  
Acting Municipal Clerk





## Borough of Allendale

500 WEST CRESCENT AVENUE  
ALLENDALE, NEW JERSEY 07401

OFFICE OF TAX COLLECTOR  
OFFICE OF CHIEF FINANCIAL OFFICER

TEL: 201-818-4400 EXT 205  
FAX 201-818-0193

I, M. Alissa Mayer, Chief Financial Officer of the Borough of Allendale,  
having reviewed the bill list for the Borough, do hereby certify that funds  
are available in the accounts so designated.

Certified May 17, 2022

M. Alissa Mayer, CMFO  
Chief Financial Officer