

AGENDA
BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
SINE DIE MEETING – JANUARY 5, 2023
7:00 P.M.

A Sine Die meeting of the Mayor and Council of the Borough of Allendale will be held in person on January 5, 2023 beginning at 7:00 p.m. 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. SECOND READING AND PUBLIC HEARING ORDINANCE

The following ordinance published herewith was first read by title only on December 15, 2022 and posted on the bulletin board of the lobby of the municipal building and borough website.

ORDINANCE 22-17: AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN LAND TO JULIE MUELLER PURSUANT TO N.J.S.A. 40A:12-13.

The following ordinance published herewith was first read by title only on December 15, 2022 and posted on the bulletin board of the lobby of the municipal building and borough website.

ORDINANCE 22-18: AN ORDINANCE AUTHORIZING THE SALE OF A CERTAIN LAND TO TANYA CONWAY AND CHRISTOPHER PALING OF 36 BEDFORD PLACE, RAMSEY NEW JERSEY PURSUANT TO N.J.S.A. 40A:12-13.

V. 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.

- RES 22-269: BUDGET TRANSFERS.
- RES 22-270: APPROVAL OF DECEMBER 31, 2022 BILL LIST.

AGENDA
BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
SINE DIE MEETING – JANUARY 5, 2023
7:00 P.M.

VI. UNFINISHED 2022 BUSINESS

VII. COMMITTEE REPORTS AND COMMENTS

VIII. MAYOR'S REPORT

IX. STAFF REPORTS

X. 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.

XI. ADJOURNMENT

Bulletin Board
Borough Website

Additional items may be added to this agenda. Final action may be taken on all matters listed or added to this agenda. This agenda was prepared as of 01/03/2023 with all available information as of this date.

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

ORDINANCE 22-17

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN LAND TO
JULIE MUELLER PURSUANT TO N.J.S.A. 40A:12-13**

WHEREAS, the Borough of Allendale (the “Borough”) is the owner of certain property commonly known and designated as Block 203, Lot 1.01 (the “Site”); and

WHEREAS, Julie Mueller (the “Owner”) is the owner of record of certain property known and designated as 28 Bedford Place, Ramsey, New Jersey, also designated as Block 3306, Lot 6 of the tax maps of the Borough of Ramsey (the “Property”); and

WHEREAS, the Property is located immediately contiguous to the Site; and

WHEREAS, the Borough wishes to transfer a portion of the Site to the Owner which is less than the minimum size required for development under applicable municipal zoning ordinances, and is without any capital improvements thereon; and

WHEREAS, the sale by the Borough to the Owner has been determined by negotiation between the Borough and the Owner, and the Borough is satisfied that such sale is not for less than the fair market value of the property being conveyed; and

WHEREAS, the Borough and the Owner have entered into an agreement for the sale of the portion of the Site to be conveyed (the “Agreement”), the terms of which are incorporated by reference herein; and

WHEREAS, the Borough is authorized to undertake this sale pursuant to N.J.S.A. 40A:12-13; and

WHEREAS, the Borough, by adoption of this ordinance wishes to authorize and approve the subject conveyance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Allendale, in the County of Bergen and State of New Jersey, that it hereby does authorize and approve the foregoing conveyance from the Borough to the Owner; and

BE IT FURTHER ORDAINED that the Mayor and Borough Clerk and all other proper officers, officials and employees of the Borough are hereby authorized and directed to take all steps, if any, necessary to effectuate the purposes of this ordinance; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage, approval and publication as required by law.

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisolo						
O'Connell						
O'Toole						
Sasso						
Wilczynski						
Mayor Bernstein						

I hereby certify the above to be a true copy of an Ordinance adopted by the Governing Body of the Borough of Allendale on January 5, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

Mayor Ari Bernstein

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

ORDINANCE 22-18

**AN ORDINANCE AUTHORIZING THE SALE OF A CERTAIN LAND TO TANYA
CONWAY AND CHRISTOPHER PALING OF 36 BEDFORD PLACE, RAMSEY
NEW JERSEY PURSUANT TO N.J.S.A. 40A:12-13**

WHEREAS, the Borough of Allendale (the “Borough”) is the owner of certain property commonly known and designated as Block 203, Lot 1.01 (the “Site”); and

WHEREAS, Tanya Conway and Christopher Paling (the “Owners”) are the owners of record of certain property known and designated as 36 Bedford Place, Ramsey, New Jersey, also designated as Block 5405, Lot 32 of the tax maps of the Borough of Ramsey (the “Property”); and

WHEREAS, the Property is located immediately contiguous to the Site; and

WHEREAS, the Borough wishes to transfer a portion of the Site to the Owners which is less than the minimum size required for development under applicable municipal zoning ordinances, and is without any capital improvements thereon; and

WHEREAS, the sale by the Borough to the Owners has been determined by negotiation between the Borough and the Owners, and the Borough is satisfied that such sale is not for less than the fair market value of the property being conveyed; and

WHEREAS, the Borough and the Owners have entered into an agreement for the sale of the portion of the Site to be conveyed (the “Agreement”), the terms of which are incorporated by reference herein; and

WHEREAS, the Borough is authorized to undertake this sale pursuant to N.J.S.A. 40A:12-13; and

WHEREAS, the Borough, by adoption of this ordinance wishes to authorize and approve the subject conveyance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Allendale, in the County of Bergen and State of New Jersey, that it hereby does authorize and approve the foregoing conveyance from the Borough to the Owners; and

BE IT FURTHER ORDAINED that the Mayor and Borough Clerk and all other proper officers, officials and employees of the Borough are hereby authorized and directed to take all steps, if any, necessary to effectuate the purposes of this ordinance; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage, approval and publication as required by law.

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisolo						
O'Connell						
O'Toole						
Sasso						
Wilczynski						
Mayor Bernstein						

I hereby certify the above to be a true copy of an Ordinance adopted by the Governing Body of the Borough of Allendale on January 5, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

Mayor Ari Bernstein

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

DATE: 01/05/2023

RESOLUTION# 22-269

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisolo						
O'Connell						
O'Toole						
Sasso						
Wilczynski						
Mayor Bernstein	---	---				

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

BUDGET TRANSFERS

WHEREAS, Budget Transfers are permitted during the last two months of the current year and the first three months of the following year;

NOW THEREFORE, BE IT RESOLVED, BY THE Mayor & Council of the Borough of Allendale that the following transfers be made between the following 2022

Budget Appropriations:

DEPARTMENT	ACCOUNT	FROM	TO
CURRENT FUND			
Tax Assessment, O.E.	2-01-20-150-108		\$3,500
Administration, O.E.	2-01-20-100-061	\$4,500	
Finance, S&W	2-01-20-130-011	\$1	
Tax Collection, S&W	2-01-20-145-011		\$1
Mayor & Council, O.E.	2-01-20-120-063		\$1,000
Total Transfers		\$4,501	\$4,501

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on January 5 , 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 01/05/23

RESOLUTION# 22-270

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisolo						
O'Connell						
O'Toole						
Sasso						
Wilczynski						
Mayor Bernstein						

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

APPROVAL OF DECEMBER 31, 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 December 31, 2022 in the amounts of:

Bill List Numbers

December 31, 2022

Current Fund	\$153,794.36
Payroll Account	\$390,466.07
General Capital	\$8,375.92
Animal Fund	\$0.00
Grant Fund	\$0.00
COAH/Housing Trust	\$0.00
Improvement & Beautification	\$0.00
Unemployment Fund	\$0.00
Trust Fund	\$1,215.50
Water Operating	\$0.00
Water Capital	\$0.00

Total

\$553,851.85

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on January 5, 2023.

Linda Louise Cervino, RMC
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 12/30/22

Coira Witkmaach as per
M. Alissa Mayer, CMFO
Chief Financial Officer