



**BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
MEETING AGENDA & MATERIALS
THURSDAY,
DECEMBER 21, 2023
7:30 P.M.**

AGENDA

BOROUGH OF ALLENDALE

MAYOR AND COUNCIL

COMBINED WORK AND REGULAR SESSION

DECEMBER 21, 2023 AT 7:30 P.M.

A combined Work and Regular Session of the Mayor and Council of the Borough of Allendale will be held in-person on December 21, 2023 beginning at 7:30 pm in the Mayor & Council Chambers at the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

CALL TO ORDER

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

SALUTE TO FLAG

PRESENTATIONS: Ron Kistner

AGENDA REVIEW

PUBLIC COMMENT ON AGENDA ITEMS ONLY

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 23-262:](#) APPROVAL OF ABC VAULT PARTNERS, LLC VS. BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT.

[RES 23-263:](#) APPROVAL OF MIRANTE, ALEXANDER A. & LISA VS. BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT.

[RES 23-264:](#) APPROVAL OF ELMAN, STEPHEN & AMY VS. BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT.

[RES 23-265:](#) AWARD FOR THE ALTERNATE BID AMOUNT FOR THE ALLENDALE COMMUNITY CENTER PROJECT AWARDED TO DINALLO CONSTRUCTION CORPORATION.

[RES 23-266:](#) BUDGET TRANSFERS.

[RES 23-267:](#) AWARD CONTRACT FOR AS NEEDED SNOW PLOWING & REMOVAL SERVICES – BOROUGH ROADWAYS JANUARY 2024, FEBRUARY 2024, MARCH 2024, NOVEMBER 2024 AND DECEMBER 2024 – CONQUEST CONSTRUCTION, INC.

[RES 23-268:](#) AWARD CONTRACT FOR ALLENDALE FIREHOUSE BATHROOM RENOVATION – ADA BATHROOM PROJECT – HM COMPANY, LLC.

[RES 23-269:](#) APPROVAL OF DECEMBER 21, 2023 LIST OF BILLS.

[RES 23-270:](#) A RESOLUTION AUTHORIZING AND APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH OF ALLENDALE AND ALISON ALTANO TO SERVE AS CFO AND BOROUGH ADMINISTRATOR.

[RES 23-271:](#) A RESOLUTION AUTHORIZING AND APPROVING EMPLOYMENT AGREEMENT BETWEEN THE BOROUGH OF ALLENDALE AND ANDREW AGUGLIARO TO SERVE AS SUPERINTENDENT TO THE DEPARTMENT OF PUBLIC WORKS.

ADMINISTRATION

- A. Council Report
- B. Mayor's Report
- C. Staff Reports

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC COMMENTS ON ANY MATTER

Those 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.

ADJOURNMENT

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

DATE: 12/21/2023

RESOLUTION# 23-262

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

- ☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**APPROVAL OF ABC VAULT PARTNERS, LLC VS.
BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayer, ABC Vault Partners, LLC appealed the assessment levied on Block 1808, Lot 2 and Block 1809, Lot 3 for the tax year 2023; and

WHEREAS, the subject property is located at 22 Maple Street and 90 W. Allendale Avenue respectively; 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 2023 Assessed Value for 22 Maple Street will be reduced from \$1,101,000 to \$500,000, and the 2023 Assessed Value for 90 W. Allendale Avenue will remain unchanged at \$911,100; and

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2023 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 ABC Vault Partners, LLC 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 December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-263

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

- ☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**APPROVAL OF MIRANTE, ALEXANDER A. & LISA VS.
BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Alexander A. & Lisa Mirante appealed the assessment levied on Block 1206, Lot 15 for the tax years 2022 and 2023; and

WHEREAS, the subject property is located at 28 Linda Drive; 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:

2022 Assessed Value will be reduced from \$1,085,600 to \$1,035,600

2023 Assessed Value will be reduced from \$1,131,900 to \$1,081,900

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2022 and 2023 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 Mirante, Alexander A. & Lisa 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 December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-264

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
☐ Defeated
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Agenda

**APPROVAL OF ELMAN, STEPHEN & AMY VS.
BOROUGH OF ALLENDALE TAX APPEAL SETTLEMENT**

WHEREAS, the taxpayers, Elman, Stephen & Amy appealed the assessment levied on Block 2203, Lot 10 for the tax years 2021, 2022 and 2023; and

WHEREAS, the subject property is located at 45 Cambridge Drive; 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:

2021 Assessed Value will be reduced from \$1,019,300 to \$950,000

2022 Assessed Value will be remain unchanged at \$1,048,300 to \$1,048,300

2023 Assessed Value will be remain unchanged at \$1,116,900 to \$1,116,900

WHEREAS, there are sufficient funds available in the reserve for tax appeals account to satisfy the 2021, 2022 and 2023 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 Elman, Stephen & Amy 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 December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-265

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**AWARD FOR THE ALTERNATE BID AMOUNT FOR THE ALLENDALE COMMUNITY
CENTER PROJECT AWARDED TO DINALLO CONSTRUCTION CORPORATION**

WHEREAS, on October 12, 2023, Dinallo Construction Corporation of Wood-Ridge, New Jersey, was deemed to be the lowest qualified, responsible, responsive bidder meeting the bid specifications for the project known as The Allendale Community Center and awarded the contract via Resolution 23-226 in the amount of \$5,150,000.00; and

WHEREAS, the alternate amount of the bid is \$124,000.00; and

WHEREAS, the total contract amount to be awarded is \$5,274,000.00; and

WHEREAS, the Chief Financial Officer has attached hereto a Certification that adequate funds are duly budgeted to pay for the contract for The Allendale Community Center.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body that it hereby awards for the alternate portion of the bid to Dinallo Construction Corporation of Wood-Ridge, New Jersey for the Allendale Community Center project, in the amount of \$124,000.00, and the total contract amount to be awarded is \$5,274,000.00, which includes amounts previously awarded in the amount of \$5,150,000.00 on October 12, 2023 by Resolution 23-226.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-266

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

- ☐ Carried
☐ Defeated
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☐ 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 2023 Budget Appropriations:

DEPARTMENT	ACCOUNT	FROM	TO
CURRENT FUND			
Contingent	3-01-35-470-230	\$1,200	
Plumbing Subcode S&W	3-01-22-197-012		\$200
Health Benefit Waiver	3-01-23-221-000		\$1,000
Total Transfers		\$1,200	\$1,200

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-267

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**AWARD CONTRACT FOR AS NEEDED SNOW PLOWING & REMOVAL SERVICES –
BOROUGH ROADWAYS JANUARY 2024, FEBRUARY 2024, MARCH 2024, NOVEMBER 2024
AND DECEMBER 2024 – CONQUEST CONSTRUCTION, INC.**

WHEREAS, sealed bids were received on December 13, 2023 for the project known as “As Needed Snow Plowing & Removal Services – Borough Roadways, January, February, March, November and December of 2024”; and

WHEREAS, two (2) bids were received; and

WHEREAS, the bid documents have been reviewed and it is determined that the bid of Conquest Construction, Inc. is in compliance as the lowest responsive bidder; and

WHEREAS, the Chief Financial Officer has attached hereto a Certification that adequate funds are or will be, duly budgeted to pay for the contract for the above project; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body that it hereby does award a contract for “As Needed Snow Plowing & Removal Services – Borough Roadways, January 2024, February 2024, March 2024, November 2024 and December 2024” to Conquest Construction, LLC, located at 450 S. River Street, Hackensack, New Jersey 07601 in the amount of \$155,000.00.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-268

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
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**AWARD CONTRACT FOR ALLENDALE FIREHOUSE BATHROOM RENOVATION – ADA
BATHROOM PROJECT – HM COMPANY, LLC**

WHEREAS, sealed bids were received on December 13, 2023 for the project known as Allendale Firehouse Bathroom Renovation – ADA Bathroom Project; and

WHEREAS, nine (9) bids were received; and

WHEREAS, the bid documents have been reviewed and it is determined that the bid of HM Company, LLC, located at 3 Orlando Drive, Fairfield, New Jersey 07004, is in compliance as the lowest responsive bidder; and

WHEREAS, the Chief Financial Officer has attached hereto a Certification that adequate funds are or will be, duly budgeted to pay for the contract for the above project; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body that it hereby does award a contract for Allendale Firehouse Bathroom Renovation – ADA Bathroom Project to HM Company, LLC, located at 3 Orlando Drive, Fairfield, New Jersey 07004 in the amount of \$95,000.00.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-269

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

☐ Carried
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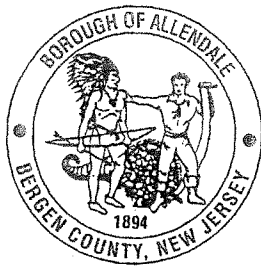
APPROVAL OF DECEMBER 21, 2023 LIST OF BILLS

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 21, 2023 in the amounts of:

Bill List Numbers	DECEMBER 21, 2023
Current Fund	\$ 1,737,875.65
Payroll Account	207,182.77
General Capital	16,837.39
Animal Fund	
Grant Fund	
COAH/Housing Trust	
Improvement & Beautification	
Unemployment Fund	
Trust Fund	1,727.00
Water Operating	28,147.26
Water Capital	
Total	\$ 1,991,770.07

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk



THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401
WWW.ALLENDALENJ.GOV

OFFICE OF TAX COLLECTOR
OFFICE OF CHIEF FINANCIAL OFFICER

201-818-4400 EXT 205

I, Alison Altano, 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 12/19/23

Alison Altano
Alison Altano
Chief Financial Officer

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

DATE: 12/21/2023

RESOLUTION# 23-270

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**A RESOLUTION AUTHORIZING AND APPROVING EMPLOYMENT AGREEMENT
BETWEEN THE BOROUGH OF ALLENDALE AND ALISON ALTANO
TO SERVE AS CFO AND BOROUGH ADMINISTRATOR**

WHEREAS, there is a need to appoint a CFO and Borough Administrator for the Borough of Allendale; and

WHEREAS, Alison Altano will serve as Chief Financial Officer and Borough Administrator effective January 1, 2024; and

WHEREAS, it was determined that it was in the best interests of both parties to memorialize the terms of the employment relationship in a written agreement; and

WHEREAS, the Borough and Alison Altano negotiated and agreed to the terms of an employment agreement effective January 1, 2024 through December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale that it does hereby authorize and approve the employment agreement negotiated between Alison Altano and the Borough, which contract shall be in effective from January 1, 2024 through and including December 31, 2026; and

BE IT FURTHER RESOLVED that the Mayor is authorized and requested to sign the employment agreement on behalf of the Borough.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to Alison Altano.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 12/21/2023

RESOLUTION# 23-271

Council	Motion	Second	Yes	No	Abstain	Absent
Homan						
Lovisollo						
O'Connell						
O'Toole						
Yaccarino						
Daloisio						
Mayor Wilczynski	-----	-----				

- ☐ Carried
☐ Defeated
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☐ Approved on Consent
Agenda

**A RESOLUTION AUTHORIZING AND APPROVING EMPLOYMENT AGREEMENT
BETWEEN THE BOROUGH OF ALLENDALE AND ANDREW AGUGLIARO
TO SERVE AS SUPERINTENDENT TO THE DEPARTMENT OF PUBLIC WORKS**

WHEREAS, there is a need to appoint a Superintendent to the Department of Public Works for the Borough of Allendale; and

WHEREAS, Andrew Agugliaro will serve as Superintendent to the Department of Public Works effective January 1, 2024; and

WHEREAS, it was determined that it was in the best interests of both parties to memorialize the terms of the employment relationship in a written agreement; and

WHEREAS, the Borough and Andrew Agugliaro negotiated and agreed to the terms of an employment agreement effective January 1, 2024 through December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale that it does hereby authorize and approve the employment agreement negotiated between Andrew Agugliaro and the Borough, which contract shall be in effective from January 1, 2024 through and including December 31, 2026; and

BE IT FURTHER RESOLVED that the Mayor is authorized and requested to sign the employment agreement on behalf of the Borough.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to Andrew Agugliaro.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on December 21, 2023.

Linda Louise Cervino, RMC
Municipal Clerk