

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
May 13, 2021

PRESENT: Mayor Ari Bernstein  
(in person)

PRESENT: Councilmembers, Edward O'Connell, Matthew O'Toole, Steve Sasso, Jim  
Strauch, and Amy Wilczynski  
(via teleconference)

ABSENT: Councilwoman Liz Homan

ALSO PRESENT: Borough Attorney Raymond Wiss  
(in person) Acting Municipal Clerk Michelle Ryan

A Regular Session Meeting of the Mayor and Council of the Borough of Allendale was held in the Municipal Building at 500 West Crescent Avenue, Allendale, NJ on May 13, 2021. However, due to the COVID-19 pandemic, access to the public was provided via GoToMeeting video and teleconferencing only, with adequate notice of same posted for public viewing. The meeting was called to order at 8:00 p.m. by Mayor Bernstein who reminded the public to mute their devices so as not to distract from the business at hand. Mayor Bernstein advised the public that they would have several opportunities at appropriate times throughout this meeting to be heard.

Mayor Bernstein asked that the Acting Municipal Clerk read the open public meetings statement: "In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. The meeting dates for the year are confirmed at the Annual Meeting, are posted on the public bulletin board in the Municipal Building, published in The Record within the first 10 days of the New Year, and copies are sent to The Ridgewood News and Star Ledger."

The mayor led those present in a salute to the flag.

***Public Comment on Agenda Items Only:***

No one came forward.

***Public Hearing for Advertised Ordinances:***

The Acting Municipal Clerk read into the record:

The following ordinance published herewith was first read by title only on April 29, 2021 and posted on the bulletin board of the lobby of the municipal building and borough website.

**ORDINANCE 21-07 – ORDINANCE OF THE BOROUGH OF ALLENDALE, COUNTY OF BERGEN, NEW JERSEY APPROVING A FINANCIAL AGREEMENT WITH HAMPSHIRE ALLENDALE MF URBAN RENEWAL, LLC**

***Public Comments on Ordinance 21-07:***

Mr. James Thomas, 30 Arlton Avenue, submitted the following written comments: "Mayor Bernstein, Three comments regarding Ordinance 21-07: First, it is gratifying that the annual service charge the Borough will receive from the Residential Project will be no less than the property taxes received from 220 prior to redevelopment. Will that number be the property tax on former Lot 220

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
May 13, 2021

was due for the Tax Year 2018? Second, Para. 2 states, 'the costs, the uncertainty and instability of current economic and market conditions, and aggressive competition within the region makes the financing of the Project, including the Residential Project, not feasible in the absence of the Residential Financial Agreement'. Would you comment on those factors as they relate to the Apartment building? Third, The Residential Financial Agreement relates only to the Apartment building and part of the former 220 property. Is a Warehouse Financial Agreement in the offing? ..have you removed the former 230 from the Redevelopment Project since there will be no re-development or re-purposing there? Does it still merit tax exemption?"

Motion by Councilman Strauch, second by Councilwoman Wilczynski, that Ordinance 21-07 be passed on second and final reading and is hereby adopted and notice of same shall be published according to law.

On a roll call, the vote was recorded as follows:

Councilwoman Homan:	absent	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilman Strauch:	aye
Councilman O'Toole:	aye	Councilwoman Wilczynski:	aye

(See Ordinance 21-07 attached and made a part hereof.)

**Resolutions:**

**A. 21-144/Cancel Special Emergency Authorization – COVID-19**

Motion by Councilman O'Toole, second by Councilman O'Connell that Resolution 21-144 be and is hereby approved.

On a roll call, the vote on Resolution 21-144 was recorded as follows:

Councilwoman Homan:	absent	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilman Strauch:	aye
Councilman O'Toole:	aye	Councilwoman Wilczynski:	aye

(See Resolution 21-144 attached and made a part hereof.)

**Introduction of Ordinances:**

Motion by Councilman O'Toole, second by Councilwoman Wilczynski that the following ordinance be introduced and passed on first reading and setting June 10, 2021 at 8:00 p.m. or as soon thereafter as the matters 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.

The Municipal Clerk read the title of the ordinance into the record:

**ORDINANCE 21-09 - CALENDAR YEAR 2021 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

Councilwoman Homan:	absent	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilman Strauch:	aye

## May 13, 2021

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
May 13, 2021

Councilwoman Wilczynski gave an update on the 220/230 project noting that hours ago the document signing for the closing of back warehouse building (230 West Crescent Avenue) took place. She gave an overview of some of the benefits of this project: satisfying the Borough's affordable housing obligation; providing more community space; the library expansion, and a more efficient borough hall with more storage. She reminded everyone that the PILOT agreements would be paying for all this. She thanked the team of committee members, professionals, employees and the governing body for their support and tireless efforts to help close this portion of the project.

Mayor Bernstein concurred with Councilwoman Wilczynski's comments and advised the public that the wire transfer of funds would take place tomorrow. He praised the Councilwoman's leadership and efforts on this project and encouraged her to savor this milestone.

After thanking the Mayor for his comments, Councilwoman Wilczynski provided an update on Crestwood Lake. Registration is underway, restrictions are lifting by the day and with the guidance of OEM, they are planning for a terrific season. The new playground is expected to be open for Memorial Day, pavers can be purchased for the 9/11 memorial, and she is busy planning a special ceremony for the 20<sup>th</sup> Anniversary of the 9/11 attacks.

**Councilman O'Toole** – Administration, Finance and Human Resources

Although there has been no official meeting recently, Councilman O'Toole reported that the committee has been hard at work to introduce the budget with as minimal an increase as possible while not sacrificing services. This year's budget process was not easy, especially with loss of revenue due to COVID. Only about 25% of the whole tax bill is the municipal portion and of that only about half of those costs are within the borough's control. Initially, the increase was +16%, however after several iterations and the cooperation of every department, the final increase will be 2.29%. He mentioned Resolution 21-144 to cancel COVID appropriations and the introduction of Ordinance 21-09, which is a routine ordinance when budgets exceed a 2% increase. He thanked the committee, especially CFO Alissa Mayer and Auditor Paul Lerch, for their diligent efforts.

**Councilman Strauch** – Public Works

Councilman Strauch started his report by thanking the volunteers in Allendale who continue to maintain and improve the quality of life in Allendale, a wonderful place to live. He reported that the DPW used six tons to patch roadways recently and expects to use another four next week. He commended Rich McDowell for keeping the lake on schedule to open on Memorial Day weekend. Dan Davis has the recycling and compost area, which are very busy on the weekends, operating well. John Pasquino has the fields looking wonderful. Dan Richards and Ron Kistner has been busy "spring cleaning" and will have items to auction off in the near future. Goose Patrol testing is complete with one new member resulting. The Green Team is proceeding well and they have partnered with the Lee Memorial Library to recycle DVD's, VHS tapes, floppy disks, and CD's. A recycling bin will be set up in the lobby of library to collect these items.

***Mayor's Report:***

Mayor Bernstein's report was provided during the Work Session.

***Staff Report:***

Raymond Wiss, Borough Attorney, shared that most of his work has pertained to 220/230 and praised all those involved for reaching the milestone of closing on the 230 portion of this project.

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
May 13, 2021

He also reported that he has been involved with work on the Water Utility Committee's RFB that is due on May 28<sup>th</sup>.

Michelle Ryan, Acting Clerk reported that the Clerk's Office will be open until 9pm on Tuesday, May 18<sup>th</sup>, which is the last day to accept registrations for voters wishing to vote in the June 8<sup>th</sup> Primary Election. The Clerk's Office will also assist residents with permitting and licensing needs as well.

Ron Kistner, Director of Operations/Administrative Officer, thanked Councilman Strauch for his support of the DPW, who all very much appreciate it. He applauded the Finance Committee and whole team, especially CFO Alissa Mayer's leadership, for their efforts on the budget. Allendale is very lucky to have such committed staff and professionals.

Mayor Bernstein praised Mr. Kistner and Ms. Mayer for their guidance, leadership and devotion to the borough.

Alissa Mayer, Borough CFO, stated that in all her years in Allendale this has been the toughest one, but thanked the Finance Committee and dept heads for working together to prepare the budget. She acknowledged the tough decisions the Mayor and Council have to make not only for the current year but also to position the town to be in a sound place for the future. While compromises were made, it is a workable budget.

***Public Comment on any issue:***

Liz White, Mayor Emeritus, 26 East Crescent Avenue, expressed how impressed she was with the work that was done to close 230. In March 2016, when she and the then-governing body were working to decide what was best for the borough, she never could have imagined that it would have taken so long to work through. She admired Councilwoman Wilczynski's tenacity and commended all her efforts to get this finalized. She thanked the rest of the team, noting that no one will ever know what it really took, for getting this done for the benefit of every resident. She congratulated Councilman O'Toole, Ms. Mayer and the team for the budget.

Mayor Bernstein thanked Mayor-Emeritus White for her courage of conviction, due diligence, strength and all her efforts to put the wheels in motion to acquire the 220/230 property.

***Adjournment:***

There being no further business to come before the Mayor and Council, on a motion by Councilman O'Connell, with second by Councilman Sasso, and unanimously carried, the meeting was adjourned at 8:33 p.m.

Respectfully submitted



Michelle Ryan  
Acting Municipal Clerk



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

**ORDINANCE 21-07**

**ORDINANCE OF THE BOROUGH OF ALLENDALE, COUNTY OF BERGEN,  
NEW JERSEY APPROVING A FINANCIAL AGREEMENT WITH HAMPSHIRE  
ALLENDALE MF URBAN RENEWAL, LLC**

**WHEREAS**, the Borough Council (the “Borough Council”) of the Borough of Allendale (the “Borough”), a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, in accordance with the criteria set forth in the Redevelopment Law, the Borough on June 28, 2018 adopted a resolution identifying and designating the property commonly known as Block 1005, Lot 3 and Lot 20 and a portion of Block 1005, Lot 11 having street addresses of 230 West Crescent Avenue and 220 West Crescent Avenue as an area in need of redevelopment (the “Redevelopment Area”); and

**WHEREAS**, on March 28, 2019 the Borough Council passed Ordinance #19-03 which adopted a redevelopment plan for the Redevelopment Area dated February 12, 2019 entitled “Borough of Allendale 2019 Redevelopment Plan At West Crescent Avenue” (the “Redevelopment Plan”); and

**WHEREAS**, the Borough determined that certain modifications to such Redevelopment Plan were required based on prevailing economic and related considerations; and

**WHEREAS**, such modifications are set forth in an Amended Redevelopment Plan dated June 10, 2020 entitled “Borough of Allendale 2020 Amended Redevelopment Plan At West Crescent Avenue” (the “Amended Redevelopment Plan”); and

**WHEREAS**, on June 30, 2020 the Borough Council passed Ordinance #20-11 which adopted the Amended Redevelopment Plan; and

**WHEREAS**, the Redevelopment Law authorizes the Borough to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-8; and

**WHEREAS**, on December 28, 2018, the Borough, pursuant to Resolution #18-277 adopted on December 27, 2018, authorized the execution of the “Agreement of Purchase of Real Estate” (the “Purchase Agreement”) by and between Hampshire Venture Partners, LLC (“Hampshire”) and the Borough whereby Hampshire, or its designated affiliate(s) agreed to purchase and redevelop the Redevelopment Area; and

**WHEREAS**, on December 28, 2018, the Purchase Agreement was fully executed by the Borough and Hampshire; and

**WHEREAS**, on July 9, 2020, the Borough, pursuant to Resolution #20-176, authorized the execution of an Amended and Restated Agreement Of Purchase Of Real Estate between Hampshire and the Borough (the "Amended Purchase Agreement"); and

**WHEREAS**, the Amended Purchase Agreement provides for a project (the "Project") to redevelop the Redevelopment Area as provided for in said Agreement; and

**WHEREAS**, on July 9, 2020, the Amended Purchase Agreement was fully executed by Hampshire and the Borough; and

**WHEREAS**, on March 28, 2019, the Borough adopted Resolution #19-101 which (a) designated Hampshire, as the contract property owner of the Redevelopment Area, or a successor or related entity of Hampshire organized for the purpose of carrying out the aforementioned Project as the redeveloper of the Redevelopment Area, and (b) authorized the Mayor of the Borough to execute on behalf of the Borough a Redevelopment Agreement between the Borough and Hampshire, or a successor or related entity of Hampshire, to carry out the terms and conditions of the Project, as may be amended or modified; and

**WHEREAS**, Hampshire Allendale MF Urban Renewal, LLC (the "Entity") an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq. (the "Exemption Law") and formed by Hampshire for the purpose of acquiring and redeveloping a portion of the Redevelopment Area, proposed to undertake the redevelopment of one portion of the Redevelopment Area comprised of a portion of Block 1005, Lot 20 and a portion of Block 1005, Lot 3, said area being further described as a new parcel designated as Block 1005, Lot 20.02 in the January 20, 2021 Resolution #LUB-21-10 of the Land Use Board of the Borough of Allendale, (the "Residential Redevelopment Area"); and

**WHEREAS**, the Entity proposes to redevelop the Residential Redevelopment Area by constructing a new four (4) story, seventy (70) unit residential apartment building, which will include six (6) affordable housing units in furtherance of the Borough's Fair Share Housing Settlement, and three (3) housing units to be made available to volunteer first responders of the Borough (the "Residential Project"); and

**WHEREAS**, the Entity has applied to the Borough Council for tax exemption pursuant to the Exemption Law with respect to the Residential Project (the "Exemption Application"); and

**WHEREAS**, the Borough Council finds that the tax exemption requested by the Entity will benefit the Borough and its inhabitants by furthering the redevelopment of the Redevelopment Area and in particular the Residential Redevelopment Area, and that the benefits would substantially outweigh the costs, if any, associated with tax exemptions; and

**WHEREAS**, the Borough Council finds that the requested tax exemptions are important to the Borough and that without the incentives of the tax exemptions the Residential Project would not be undertaken; and

**WHEREAS**, as part of its application for a tax exemption the Entity has submitted a form of Financial Agreement (the "Residential Financial Agreement") providing for payments in lieu of taxes, incorporated herein by reference; and

**WHEREAS**, the Entity has presented to this body certain financial information, copies of which are attached as exhibits to the Residential Financial Agreement; and



**WHEREAS**, the Borough Council deems it to be in the best interest of the Borough to pass an Ordinance authorizing the Borough to enter into the proposed Residential Financial Agreement with the Entity on the terms and conditions stated in the form of the Residential Financial Agreement submitted by the Entity; and

**WHEREAS**, pursuant to N.J.S.A. 40A:20-8, the Mayor has reviewed the Exemption Application and the Mayor has submitted the Exemption Application and Residential Financial Agreement to the Borough Council with his recommendation for approval, subject to the condition that the Entity pay, in lieu of tax payments on the Residential Project, an annual service charge, such that the combined tax payment on the land and the annual service charge paid by the Entity each year shall be no less than the amount of the total property taxes that the Borough has received from the Residential Redevelopment Area, prior to redevelopment; and

**WHEREAS**, upon review of the proposed Project, including the Residential Project, the Exemption Application and the Mayor's recommendation, the Borough has made the following findings with respect to the Project, including the Residential Project, pursuant to N.J.S.A. 40A:20-11:

1. The Redevelopment Area is not currently developed to its maximum potential. The Redevelopment Area is partially vacant; not conducive to good working conditions; has been vacant for extended period of time; and is obsolete. Upon expiration of the exemption, the Residential Project shall be fully assessed and conventionally taxed;

2. Given the costs, as well as the uncertainty and instability of current economic and market conditions, as well as aggressive competition within the region, the investment risk makes the financing of the Project, including the Residential Project, not feasible in the absence of the requested Residential Financial Agreement;

3. The construction of the Project, including the Residential Project will result in the remediation of the Redevelopment Area, substantial improvements to the infrastructure on the site as well as community benefits in the form of increased jobs and ratables;

4. The Project, including the Residential Project, is consistent with the Redevelopment Plan, will further its objectives and will contribute to the economic growth of the Borough;

5. The Residential Financial Agreement was a material inducement to the Entity to undertake the Residential Project in the Borough and facilitate the redevelopment of the Residential Redevelopment Area; and

**WHEREAS**, in accordance with the provisions of the Exemption Law, the Borough desires to approve the Residential Project and authorize the execution of the Residential Financial Agreement.

**NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF ALLENDALE, NEW JERSEY AS FOLLOWS:**



Section 1. The development of the Residential Project is hereby approved for the grant of a tax exemption under the Exemption Law by virtue of, pursuant to, and in conformity with the provisions of the Exemption Law.

Section 2. The Mayor is hereby authorized to execute the Residential Financial Agreement with the Entity in substantially the form referenced herein, and subject to any further review, analysis or modifications that Borough counsel may deem appropriate. The Acting Borough Clerk is hereby authorized and directed to attest to the execution of the Residential Financial Agreement by the authorized officers of the Borough as determined hereunder, and to affix the corporate seal of the Borough to the Residential Financial Agreement.

Section 3. The Residential Financial Agreement is not to be signed until the Entity has entered into a Redevelopment Agreement with respect to the Residential Redevelopment Area, with the Borough.

Section 4. The Office of the Borough Clerk shall forthwith file certified copies of this Ordinance and the Residential Financial Agreement with the Director of the Division of Local Government Services pursuant to N.J.S.A. 40A:20-12.

Section 5. Upon the execution of the Residential Financial Agreement as contemplated herein, either the Entity or the Borough (through its Authorized Officers and the Acting Borough Clerk) may file and record this Ordinance and the Residential Financial Agreement with the Bergen County Clerk such that the Residential Financial Agreement and this Ordinance shall be reflected upon the land records of the County of Bergen as a lien upon and a covenant running with the land constituting the Residential Redevelopment Area.

Section 6. This Ordinance shall take effect at the earliest possible time as permitted by and in accordance with all applicable laws.

	Motion	Second	Yea	Nay	Absent	Abstain
Homan					✓	
O'Connell			✓			
O'Toole			✓			
Sasso			✓			
Strauch	✓		✓			
Wilczynski		✓	✓			
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  
May 13, 2021

Sasso  
Michelle Ryan

Michelle Ryan  
Acting Municipal Clerk

Ari Bernstein  
Mayor Ari Bernstein

**BOROUGH OF ALLENDALE**

**PUBLIC NOTICE**

**ORDINANCE 21-09 — CALENDAR YEAR 2021 ORDINANCE TO EXCEED  
THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A  
CAP BANK (N.J.S.A. 40A: 4-45.14)**

was introduced at a regular meeting of the Mayor and Council of the Borough of Allendale, in the County of Bergen, New Jersey, held on Thursday, May 13, 2021 and will be further considered for final passage after public hearing at a regular meeting of the Mayor and Council to be held in the Council Chambers, Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey on Thursday, June 10, 2021 at 8:00 P.M. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement of this ordinance is to exceed the municipal budget appropriation limits and establish a cap bank pursuant to N.J.S.A. 40A:4-45.14 for Calendar Year 2021.

A copy of this ordinance may be obtained without cost between the hours of 9:00 a.m. and 4:30 p.m. at the Office of the Municipal Clerk, 500 West Crescent Avenue, Allendale, New Jersey.

Michelle Ryan  
Acting Municipal Clerk

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

**ORDINANCE 21-09**

**CALENDAR YEAR 2021 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 2021 budgets is calculated at 1.0% 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 2021 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 2.5% increase in the budget for said year, amounting to \$234,789 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 2021 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 \$328,704, and that the CY 2021 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					✓	
O'Connell			✓			
O'Toole	✓		✓			
Sasso			✓			
Strauch			✓			
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 May 13, 2021

Michelle Rep  
Acting Borough Clerk

11/18/2021  
11/18/2021

11/18/2021  
11/18/2021

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

DATE: 05/13/2021

RESOLUTION# 21-144

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**CANCELLATION OF SPECIAL EMERGENCY AUTHORIZATION - COVID-19**

**WHEREAS**, the Borough has previously adopted an ordinance providing for a special emergency appropriation pursuant to N.J.S.A. 40A:4-53(m) to fund a deficit in operations directly attributable to COVID-19; and

**WHEREAS**, this ordinance authorized a special emergency appropriation of \$260,000; and

**WHEREAS**, in accordance with regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, the special emergency appropriation for COVID-19 may not exceed the actual deficit in revenues and/or appropriations; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Allendale, that the special emergency appropriation balance of \$16,000 be hereby cancelled, as of December 31, 2020.

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 13, 2021.



Michelle Ryan  
Acting Municipal Clerk



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

**DATE: 05/13/2021**

**RESOLUTION# 21-145**

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒

**AUTHORIZATION OF 2021 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 2021 Season as follows:

Lifeguards		
First Name	Last Name	Hourly Pay
Megan	Winters	\$12.25
Lucas	Guzman	\$12.25

**BE IT FURTHER RESOLVED** that the date of hire for the above employees is effective May 15, 2021.

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 13, 2021.



Michelle Ryan  
Acting Municipal Clerk





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

**DATE: 05/13/2021**

**RESOLUTION# 21-146**

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒

**AUTHORIZATION TO ENTER INTO A COUNTY ROAD  
RESURFACING AGREEMENT – COUNTY OF BERGEN**

**WHEREAS**, the County of Bergen maintains and controls approximately 450 miles of County roads; and

**WHEREAS**, maintenance of the County roads requires periodic resurfacing for the benefit of the drivers and residents of Bergen County; and

**WHEREAS**, the County's Department of Public Works performs this resurfacing through periodic Road Resurfacing Projects; and

**WHEREAS**, the County's Road Resurfacing Projects require cooperation and coordination between the County and the seventy municipalities in which the County roads are located; and

**WHEREAS**, a formal agreement between the County of Bergen and the Borough of Allendale will serve to memorialize the respective responsibilities of the County and the municipality in connection with a Road Resurfacing Project; and

**WHEREAS**, N.J.S.A. 40A:65-4(a)(1) states, in part, that "[a]ny local unit may enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction;" and

**WHEREAS**, the County and the seventy municipalities within Bergen County are "local units" under N.J.S.A. 40:65-4(a)(1), authorized to enter into shared services agreements pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq.; and

**WHEREAS**, County Counsel has, with the input of the Department of Public Works (Supervisor of Roads) and the Department of Planning and Engineering (County Engineer,)



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

**DATE: 05/13/2021**


**RESOLUTION# 21-146**

prepared a form of shared services agreement for execution between the County of Bergen and the Borough of Allendale, a copy of which is annexed hereto as Exhibit A.

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

1. The recitals set forth above are hereby incorporated into the body of this resolution as if set forth at length herein.
2. The Mayor and Council hereby approve and authorize the execution of a shared services agreement between the County and the Borough of Allendale, in substantially the form annexed hereto as Exhibit A, subject to attorney review.
3. The Mayor and Acting Borough Clerk are hereby authorized to execute a shared services agreement with the County in a form determined by Borough Counsel to be in substantially the form annexed as Exhibit A.

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 13, 2021.

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

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

DATE: 05/13/2021

RESOLUTION# 21-147

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒

**APPROVAL OF ZREBIEC, MATTHEW J. & KRISTEN A.  
V. ALLENDALE TAX APPEAL SETTLEMENT**

**WHEREAS**, the tax payers, Matthew J. & Kristen A. Zrebiec, appealed the assessment levied on Block 1201, Lot 9 for the tax year 2020; and

**WHEREAS**, the subject property is located at 191 Mac Intyre Lane; and

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

**WHEREAS**, the Assessor has agreed to compromise the appeal as follows: the Assessed Value for 2020 will be reduced from \$1,619,700 to \$1,600,000.

**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 Zrebiec, Matthew J. and Kristen A. 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 13, 2021.



Michelle Ryan  
Acting Municipal Clerk

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

DATE: 05/13/2021

RESOLUTION# 21-148

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒

**RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE  
LIBRARY CONSTRUCTION BOND ACT AND AUTHORIZING THE MAYOR TO  
SIGN A LETTER OF INTENT WITH THE LEE MEMORIAL LIBRARY  
CONCERNING THE LIBRARY'S EXPANSION INTO THE BOROUGH OFFICES AT  
500 WEST CRESCENT AVENUE**

**WHEREAS** the Borough Council recognizes the Lee Memorial Library as the Borough's partner in realizing the community's desire for an expanded library on the Borough-owned property at 500 West Crescent Avenue; and

**WHEREAS**, the Lee Memorial Library Trustees and Friends of the Library have worked diligently to set aside funds for capital improvements and continue to raise funds for the renovations to expand the current library into the Borough offices;

**WHEREAS**, the Lee Memorial Library Trustees and Friends of the Library have shown initiative and leadership in securing \$900,000 for the use of capital improvements and spearheading, researching, and planning a fundraising campaign to renovate and expand the current facility;

**WHEREAS**, during the past two years, the Borough Council has done its due diligence and explored various options for the use of the current Borough offices once vacated and concluded the best use of the vacated offices to serve the public will be as additional library space, as well as a location for programs and meetings. The Borough Council's conclusion regarding the renovation of the Borough offices is subject to the limitations included in the attached Exhibit A; and

**WHEREAS**, the Borough Council and The Lee Memorial Library wish to memorialize their intentions regarding a renovated facility at 500 West Crescent Avenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Allendale and the LML Trustees hereby certify that permission has been granted to apply for the project entitled the New Jersey Library Construction Bond Act, for a library improvement project totaling approximately \$1,800,000.00; and



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

**DATE: 05/13/2021**

**RESOLUTION# 21-148**


**BE IT FURTHER RESOLVED**, permission is hereby granted for the Lee Memorial Library to make application, pursuant to the New Jersey Library Construction Bond Act, for grant funding from the New Jersey Library Construction Bond Act Fund, in the amount of \$900,000, approximately one-half the total project cost,

**BE IT FURTHER RESOLVED** that the Borough Council of the Borough of Allendale authorizes the Mayor to sign the attached Exhibit A, a letter of intent between the Borough and the Lee Memorial Library.

**BE IT FURTHER RESOLVED**, that in signing this letter of intent, the Council identifies the Friends of the Library as the capital campaign fundraiser for the project described in the letter and asks all other organizations that support the Lee Memorial Library to direct donors interested in supporting the project to the Friends of the Library.

---

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 13, 2021.

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

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

**DATE: 05/13/2021**

**RESOLUTION# 21-149**

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☒


**AUTHORIZATION OF REFUNDS OF TAX OVERPAYMENTS**

**BE IT RESOLVED** by the Council of the Borough of Allendale that the Tax Collector is hereby authorized to issue the following checks on the properties listed below and charge same to Overpayment of 2018 & 2021 Taxes:

Block/Lot/Q	Name	Property Location	Amount
1301/1	Forescene Title Agency	649 Brookside Avenue	\$14,968.45
701/30	Corelogic Centralized Refunds	57 Heather Court	\$6419.79
1201.01/9.02	Corelogic Centralized Refunds	153 MacIntyre Lane	\$168.00

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on May 13, 2021.

Blac



Michelle Ryan  
Acting Municipal Clerk

Blac

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

**DATE: 05/13/2021**

**RESOLUTION# 21-150**

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

Carried ☐ Defeated ☐ Tabled ☐


Approved on Consent Agenda ☒

**APPROVAL OF MAY 13, 2021 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 13, 2021 in the amounts of:

Bill List Numbers	May 13, 2021
Current Fund	\$1,601,962.72
Payroll Account	\$168,791.13
General Capital	\$112,363.90
Animal Fund	\$0.00
Grant Fund	\$0.00
COAH/Housing Trust	\$96.00
Improvement & Beautification	\$802.49
Unemployment Fund	\$0.00
Trust Fund	\$0.00
Water Operating	\$0.00
Water Capital	\$5,000.00
<b>Total</b>	<b>\$1,889,016.24</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 13, 2021.

  
Michelle Ryan  
Acting Municipal Clerk



# BOROUGH OF ALLENDALE

500 West Crescent Avenue, Allendale, NJ 07401-1792

OFFICE OF TAX COLLECTOR  
OFFICE OF CHIEF FINANCIAL OFFICER

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 13, 2021

M. Alissa Mayer  
M. Alissa Mayer, CMFO  
Chief Financial Officer



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

**DATE: 05/13/2021**

**RESOLUTION# 21-151**

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

Carried ☒ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐

**INTRODUCTION OF 2021 BUDGET**

**BE IT RESOLVED**, that the following statement of revenues and appropriations attached hereto constitute the local Budget of the Borough of Allendale, Bergen County, New Jersey for the year 2021.

**BE IT FURTHER RESOLVED**, that the said budget be published in The Record in the issue of May 19, 2021 and that a hearing on the Budget will be held at the Municipal Building, 500 West Crescent Ave on June 10, 2021 at 8:00 PM or as soon thereafter as the matter may be reached.

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 13, 2021.



Michelle Ryan  
Acting Municipal Clerk