

Mayor and Council of the Borough of Allendale
January 5, 2023 2022 Sine Die Meeting Minutes – 7:00 p.m.

The 2022 Sine Die Meeting of the Mayor and Council of the Borough of Allendale was held in the Municipal Building at 500 West Crescent Avenue, Allendale, New Jersey on January 5, 2023. The meeting was called to order at 7:00 pm by Mayor Bernstein who welcomed everyone who was joining the meeting in the audience and on Zoom Webinar. He reminded the public to mute their devices so as not to distract from the business of the meeting. Mayor Bernstein advised the public that they would have two opportunities during this meeting for public comment and he will advise at the appropriate time.

Mayor Bernstein asked that the 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 and on the Borough Website, published in The Record within the first 10 days of the New Year, and copies are sent to The Ridgewood News and Star-Ledger. Notice of this meeting by the December 16, 2022 Sunshine Notice was sent to The Record, The Ridgewood News and Star Ledger and has been posted on the public bulletin board in the Municipal Building and Borough website."

FLAG SALUTE: Mayor Bernstein led the salute to the flag.

ROLL CALL:

PRESENT: Councilmembers Liz Homan, Susanne Lovisolo, Ed O'Connell, Matthew O'Toole, Steve Sasso and Amy Wilczynski, and Mayor Bernstein

ABSENT: None.

ALSO PRESENT: Raymond Wiss, Borough Attorney
Linda Louise Cervino, Municipal Clerk
Ron Kistner, Director of Operations/Administrative Officer
Michael Dillon, Chief of Police
John Gil, Director of Communications
Tyler Yaccarino, Webmaster and IT

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

No one came forward.

SECOND READING AND PUBLIC HEARING FOR ORDINANCES:

The Municipal Clerk read into the record:

**Mayor and Council of the Borough of Allendale
January 5, 2022 Sine Die Meeting Minutes – 7:00 p.m.**

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.

Public Comments on Ordinance 22-17: No one came forward.

Motion by Councilwoman Homan, second by Councilwoman Lovisolo, that Ordinance 22-17 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:	aye	Councilman O'Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilwoman Wilczynski:	aye

(See Ordinance 22-17 attached and made a part hereof)

The Municipal Clerk read into the record:

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.

Public Comments on Ordinance 22-18: No one came forward.

Motion by Councilwoman Homan, second by Councilwoman Lovisolo, that Ordinance 22-18 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:	aye	Councilman O'Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilwoman Wilczynski:	aye

(See Ordinance 22-18 attached and made a part hereof)

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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.

Motion by Councilwoman Wilczynski, second by Councilman O'Toole that the Consent Agenda be and is hereby approved.

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

Councilwoman Homan:	aye	Councilman O'Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Sasso:	aye
Councilman O'Connell:	aye	Councilwoman Wilczynski:	aye

(See Resolutions 22-269 through 22-270 attached and made a part hereof)

UNFINISHED 2022 BUSINESS: – There was no unfinished 2022 business.

COMMITTEE REPORTS AND COMMENTS:

Councilman O'Connell – Public Works

Councilman O'Connell stated that the DPW is happy there has been no snow. The DPW will be starting to collect Christmas trees.

Councilman Sasso – Facilities, Parks and Recreation

Councilman Sasso stated that being this is his last meeting, he has no report. He thanked everyone and stated it was his pleasure to serve. He hopes he left Allendale a little bit of a better place for having done that. It's in good hands now.

Councilwoman Lovisolo – Land Use and Construction Code

Councilwoman Lovisolo stated that she just wants to ensure to Mr. Sasso that he did leave Allendale in a much better condition. Thank you for your service again. The Land Use committee has not met since our mid-December meeting. Therefore, there is nothing new to report. I do want to remind everyone that the EPS, which is the styrofoam collection drive, will take place on Saturday in conjunction with Waldwick. It's at the Waldwick Recycling Center, 19 Industrial Park, from 9:00 a.m. to 1:00 p.m. From 9:00 a.m. to 10:00 a.m., Waldwick and Allendale residents can drop their Styrofoam off exclusively just for us, and then from 10:00 a.m. to 1:00 p.m. it is open to everyone. I want to take this moment to thank the Waldwick Mayor and Council, their Green Team and their environment commission for hosting this event. They are providing the containers, the resources and the transportation for this event and we truly appreciate it. I also want to thank our Allendale Green Team and the efforts of Mark Savastano for partnering with Waldwick. Members of the Allendale Green Team will be assisting Waldwick on Saturday.

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Councilwoman Homan – Water, Sewer and Public Utilities

Councilwoman Homan stated that water continues to have many meetings, primarily, it's between Veolia and our legal team just wrapping up some of the ends. Progress is being made. 2023 has a long list of goals for things that our committee will be doing.

Councilwoman Wilczynski - Facilities, Parks and Recreation

Councilwoman Wilczynski stated that we did end the meeting with a wonderful celebration. We had a holiday walk, we had a visit from a fellow from the North Pole, and Hanukkah lighting. The holiday observers did a great job also with their holiday gift giving this past season. I would like to say to Steve that we are going to miss you here on the council. You did a great job and you left the borough in a better place. Ari, you as well, it's been wonderful to serve with you for over ten years and it's been wonderful to be up here with you so you will be missed as well. I'm honored for the opportunity to continue.

Councilman O'Toole – Law & Public Safety

Councilman O'Toole stated that the Public Safety committee has not met since our last meeting. We will be meeting in the next couple weeks, but we're looking forward to swearing in our two new officers tonight, Mark and Tripp.

MAYOR'S REPORT:

Mayor Bernstein said he thanked everyone in his last meeting, but there was one person that he didn't give the proper recognition that he thought she deserved and that is Susanne Lovisolo. He further stated that the people who made my term as councilperson and as mayor meaningful and special, you were the other one in that small group. You've been in my corner since the beginning. I think I've run five elections and I think I had a fundraiser at your house five times. You and your husband, you've opened up your heart and home to me and to everyone. What you've done for Allendale, the Fell House, etcetera, even before you got on here. You've done a great job and you chaired Land Use wonderfully. On the big issues, you did the research, you were diligent and you were second on water, where we closed. You've done so much. When the waters were choppy and, at times, they were, I could count on you and you were a friend and I value that to the end. Councilwoman Lovisolo thanked Mayor Bernstein and stated it was her pleasure to serve with him.

Mayor Bernstein further stated, Amy, Matt and Tyler, as I said on December 15, 2022, I'm truly excited for the three of you. Tyler, we knew that your time was coming many, many years ago. We are excited that tonight is the time and the night and I'm honored to be a part of it. Matt, you've been great. You've been a friend. You bring so much to the council. I'm thrilled that you've decided to run again and serve Allendale. Amy, I am so excited for you. As a fellow Highlands alumnus from one to the other, you've done great things. You're going to be wonderful as mayor.

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STAFF REPORTS:

Raymond Wiss, Borough Attorney stated that he has no formal report. It has been my pleasure and honor to work with you and Steve and I will miss both of you.

Linda Louise Cervino, Municipal Clerk, stated that she had a great year having worked in the clerk's office since May of 2022. She thanked the mayor and council for trusting me as the borough clerk of Allendale.

Ron Kistner, Director of Operations, stated it's been nice working with Mr. Sasso. He stated to Mr. Bernstein that he's been a wonderful mayor. It's been a pleasure to serve with you. Our friendship will continue.

Alissa Mayer, CFO, stated that it's been a pleasure working with both Mayor Bernstein and Councilman Sasso. I appreciate all your help and support.

Mike Dillon, Chief of Police, mentioned about the swearing in of two new police officers at the re-organization meeting; John Rubino, Badge 251 and Mark Dunn, Junior, Badge 252. There's been three new officers in my tenure as chief. Thank you to the Mayor and Council for your continued support.

Tyler Yaccarino, Borough Webmaster & IT, stated that he has nothing to report.

John Gil, Director of Communications, stated that on the borough council chamber front, as you can see, we have a new camera set up. We continue upgrades to provide a transparency and open up our council meetings to people who can't attend. They can watch from home. To Mayor Bernstein and Councilman Sasso, it's been an absolute pleasure working with you these last two years. To Amy, Matt and Tyler, I look forward to working with you in the new year.

PUBLIC COMMENT: Assemblyman Christopher DePhillips stated he would like to congratulate Councilman Sasso and Mayor Bernstein for their years of service. Councilman Sasso, nine years on the council, and it's been great working with you. Assemblyman DePhillips presents a proclamation to Councilman Sasso.

Assemblyman Christopher DePhillips stated to Mayor Bernstein that he's been a great friend over the years. Congratulations on 15 years of service. He stated that Mayor Bernstein has done a tremendous job as a councilman and as mayor. You steered this town through the pandemic. You and I worked together for several years. You know I think the world of you and we're going to miss you. Assemblyman DePhillips presents a proclamation to Mayor Bernstein.

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Mayor Bernstein stated to Assemblyman DePhillips, from the heart you have been wonderful. I know I can call you as a friend, but when I call you as the mayor when we lost power or whenever it was, you were there. You picked up the phone and you helped out. There were times you would call me just to check in to make sure the town was doing well. When I think of you, not only a dear friend, Patty as well, you exemplify what it means to be a public servant in New Jersey. I am honored to call you a friend and I'm thrilled to call you our assemblyman.

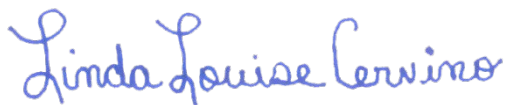
Assemblyman DePhillips thanked Mayor Bernstein and said tonight is not about me, my friend. It's about Amy and former mayors here who have set the bar for public service. This town is special, and I say that every time I come here. This is a happy place. You are all blessed to be here. This town was blessed to have you as mayor and a councilman before that.

No one else came forward.

ADJOURNMENT:

There being no further business to come before the Mayor and Council, on a motion by Councilman Sasso, second by Councilman O'Connell and unanimously carried, the work meeting was adjourned at 7:17 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC
Municipal Clerk

02/09/2023
Date Approved

**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

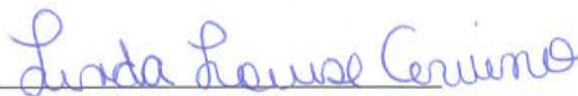
December 31, 2022

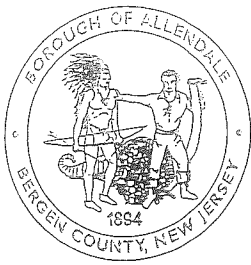
Current Fund	\$153,794.36
Payroll Account	\$390,466.07
General Capital	\$8,375.92
Animal Fund	\$0.00
Grant Fund	\$0.00
COAH/Housing Trust	\$0.00
Improvement & Beautification	\$0.00
Unemployment Fund	\$0.00
Trust Fund	\$1,215.50
Water Operating	\$0.00
Water Capital	\$0.00

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

Gina Nittmaach as per
M. Alissa Mayer, CMFO
Chief Financial Officer

BILL LIST For DECEMBER 30, 2022

PAYROLL ACCOUNT	\$	390,466.07
<u>Borough of Allendale Payroll Fund, Bank Transfer 12/14/2022</u>	\$	202,166.32
Salaries and Wages	\$	192,472.87
FICA	\$	9,272.08
DCRP	\$	421.37
<u>Borough of Allendale Payroll Fund, Bank Transfer 12/28/2022</u>	\$	188,299.75
Salaries and Wages	\$	179,202.31
FICA	\$	8,571.87
DCRP		525.57
TOTAL	\$	390,466.07