

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 22, 2024 – 7:30 p.m.**

A combined Work and 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, New Jersey on February 22, 2024. The meeting was called to order at 7:30 pm by Mayor Wilczynski.

Linda Cervino, 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 February 15, 2024, 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.”

On Roll Call, the following were present: Councilmembers Liz Homan, Susanne Lovisolo, Edward O’Connell, Matthew O’Toole, Tyler Yaccarino, and Mayor Amy Wilczynski. Joseph Daloisio III was absent. A quorum was met.

The following were also present: Raymond Wiss, Borough Attorney; Linda Louise Cervino, Municipal Clerk; Michael Dillon, Chief of Police; and John Gil, Director of Communications.

Mayor Wilczynski led the salute to the flag.

APPROVAL OF MINUTES – January 18, 2024 Meeting Minutes:

Motion by Councilwoman Homan, second by Councilwoman Lovisolo that the January 18, 2024, Meeting Minutes hereby tabled until the March 7, 2024 meeting.

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

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	aye	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

PRESENTATIONS: Governing Body – Review 2024 Goals and Strategy Plan

Mayor Wilczynski presented her PowerPoint Presentation on 2024 Goals and Strategy Plan. She stated I’ve been talking about this for a long time, and this is something that I wanted to present to everybody in our committee meetings; however, we just didn’t have a chance.

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She further stated, there really hasn't been any structure for our goals in our committees. We haven't ever really presented it to the public so to be transparent I thought it would be good to just have some type of formalization to it and then I'd like to present it to the public. Mayor Wilczynski displayed her presentation and spoke about each slide she put together. This is not me giving you the goals; it must come from all of us.

Councilwoman Homan said I feel like it's a great idea because when on the water committee, we talked about what were the goals that we wanted the community to know and to make decisions on. Mayor Wilczynski said she agrees. This is not something I'm telling everybody they must do this. It's something I think would be good for all of us moving forward. Mayor Wilczynski presented her PowerPoint presentation and stated that it will be further spoken about to the public at a Town Hall meeting on March 27, 2024, at 7:00 p.m.

AGENDA REVIEW:

Mayor Wilczynski reviewed a few items on the agenda:

We have a second reading of Ordinance 24-02. This is the ordinance for the extra money for the Fire Department. Then we have the Fire Department ADA bathroom. We have Ordinance 24-03, which is to revise part of the code. Chief Dillon explained that Ordinance 24-03 is an ordinance that deals with having officers work extra duty details after their normal shift. We encourage our officers to be out in the community more and it's just a slight change to the existing ordinance.

Mayor Wilczynski reviewed the Consent Agenda in which she pointed out a few items. A couple of highlights are that we are approving a Crestwood Lake membership to Northern Highlands Music & Performing Arts. We will be getting another vehicle in our police department. We also have a resolution regarding a bill which proposes an overhaul of Fair Share Housing. This is something that we've talked about many, many times in this council. Allendale is one of the six municipalities who did get certified in our third round. A lot of towns didn't, and a lot of towns are building multiple housing, such as Ho-Ho-Kus, Montvale and Saddle River, which is right on the border of Allendale. It's something that needs to be fixed and it's ruining the fabric of New Jersey. What they're doing is giving up astronomical numbers that there's no possible way that we can ever meet, so what we have to do then is find an overlay zone so then they look for a piece of land that has something on it with a lot of acres, like a church or a nursery or a golf course. This is what's going to happen, so in maybe five years or ten years it's going to be a high-density development. We already have a flooding problem. This exasperates it. For example, there is a proposal for 275 units to go up in Saddle River right on our border and it doesn't need any zoning and that was an overlay zone that they did. We will be feeling the impact of that. This resolution is just letting Trenton know that we are not happy.

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Also on the agenda, we had a little bit of asbestos in our firehouse. We are awarding somebody to abate that. We have our temporary budget appropriation. We have list of bills in which Councilwoman Lovisolo reviewed. We also have a grant that we're putting in potentially for the concession stand.

PUBLIC COMMENT ON ANY AGENDA ITEMS

No one came forward.

SECOND READING AND PUBLIC HEARING OF ORDINANCES

The Municipal Clerk read into the record:

The following ordinance published herewith was first read by title only on February 8, 2024 and posted on the bulletin board of the lobby of the municipal building and borough website.

- **ORDINANCE 24-02:** CAPITAL ORDINANCE OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$82,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH.

No one from the Public came forward to comment on Ordinance 24-02.

Motion by Councilwoman Lovisolo, second by Councilwoman Homan that Ordinance 24-02 be and is hereby approved.

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

Councilman Daloisio:	absent	Councilman O'Connell:	aye
Councilwoman Homan:	aye	Councilman O'Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Ordinance 24-02 attached and made a part hereof)

INTRODUCTION OF ORDINANCE

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

- **ORDINANCE 24-03:** AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 26, 26-31(d), OF THE BOROUGH CODE OF THE BOROUGH OF ALLENDALE

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Motion by Councilpresident O’Toole that the following ordinance be introduced and passed on first reading and setting March 7, 2024, at 7:30 p.m. or as soon thereafter as the matter can be heard as the date and time, and the Council Chambers of the Allendale Municipal Building as the place for a hearing on said ordinance. Second by Councilman Yaccarino.

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

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	aye	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Ordinance 24-03 attached and made part hereof)

APPROVAL OF CONSENT AGENDA:

Motion by Councilman O’Connell, second by Councilman Yaccarino that the Consent Agenda be and is hereby approved.

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

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	aye	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Resolutions 24-86 through 24-94 attached and made a part hereof)

ADMINISTRATION

Council Committee Reports

Councilman Tyler Yaccarino - Facilities, Parks and Recreation

Councilman Yaccarino stated that that facilities committee has been very eventful over the past couple of weeks. The prominent topic right now is dealing with the concession stand. There are so many moving parts of this; demolition, working with our professionals; Andy from the DPW has been extraordinarily helpful. Really just kind of getting all our ducks in a row. We’re going to be approving, hopefully, at the next meeting Phase II and III from our architect for professional services and, hopefully, to go out to bid soon thereafter. By the end of May, we’ll pretty much have a clear idea in terms of who our contractors are going to be and how that all will be moving forward regarding the concession stand. That’s been the topic along with other things regarding borough hall improvements which have been moving along very nicely and we’re very happy about that. A lot of things are moving forward especially as we head into the spring sport season. More to come on that.

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Two things are coming up in less than a month. We are having the Motor Vehicle Mobile Unit come to the firehouse the week of March 10th. We've been advertising exclusively right now to our first responders and our seniors and borough employees. There are probably about 275 appointments still available for the public, so plenty to go around for everybody.

Sunday, May 5, 2024, we will be having a Cars and Coffee event to help raise community awareness, community engagement and hopefully some money for the mural.

Councilwoman asked Councilman Yaccarino if people register online. Councilman Yaccarino said yes. They ask for pre-registration. The form is online. You will put your driver's license, your official name, your mailing address. They are also collecting old license plates and doing duplicate titles.

Councilman Edward O'Connell – Second to Facilities, Parks, and Recreation.

Councilman O'Connell said not much to report, but excited to see the bids come in for the concession stand and the plans. The layout looks nice.

Councilwoman Susanne Lovisolo - Finance, Human Resources, Administration and Information Technology, Land Use and Construction Code and Council Liaison to Library Board.

Councilwoman Lovisolo stated since our last Mayor and Council meeting on February 8th, we had a Land Use committee meeting on February 20th at 8 a.m. We started off discussing residential property issues and concerns and we continue to work towards resolving those straggling ones as new ones seem to always crop up. We discussed the informational storm water video that we must view as elected officials and also new Land Use Board members also have to watch. As we're looking towards warmer weather and our early spring, we are looking forward to our outdoor dining and making sure that we're working with our businesses to make sure that they have successful outdoor dining that's safe for our residents and profitable for them. I sat in on one of the facility meetings. Borough hall looks amazing.

On February 21st at 10 a.m. we had our Finance meeting. We're continuing to review our department capital request. I think we're in Version 2 of looking at our 2024 budget proposals as we look at our 2023 expenses and review our revenue stream from last year. In addition, we went to a great mural fundraiser event at Allendale Social. Most of the council was able to attend. Looking forward to that progressing and working with the schools on that.

Councilwoman Liz Homan - Second to Finance, Human Resources, Administration and Information Technology and Public Works & Public Utility.

Councilwoman Homan commended Andy Agugliaro and his team on how well the streets have been maintained during the storms and the communication he has with our subcontractors is appreciated. From a water perspective, the West Crescent well that the temporary treatment did go online. It was tested at nondetect for the PFAS that had been the violation that had been received there.

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We are thrilled that we have the New Street temporary treatment up and running as well as the West Crescent Treatment up and running. Veolia continues to be very good at communication. That continual communication between our two organizations is very important. I will let Ray give an update on the legal side with Veolia as far as finishing up the remaining work that needs to be concluded for us to have the escrow, the remaining dollars that will come back to Allendale from the sale. We've had meetings and we're moving forward.

From a sewer perspective, thank you everyone on the council for passing the agreement with Saddle River which is important because it allows us to have something more formalized. Saddle River has to manage some of the challenges with some of their buildings; it allows us to have an agreement in place that is clear and that ensures that we will not be bearing financial burdens from developments that they have to manage.

Councilpresident Matthew O'Toole - Public Safety Committee

Councilpresident Matthew O'Toole stated that since our last meeting we've had a couple of meetings to discuss issues such as increasing our volunteers and different ways that we can support the fire department and AVAC in the effort to bring in new members to better serve our residents. Both of our new police officers are field training. They are on the road and a welcome addition to our borough family. We ordered a new police car. It will be lettered up to match the new vehicle design, which will make our officers more visible while out on patrol. Bergen County OEM has approved the borough's updated emergency operations plan, which will now be forwarded to the state for final approval and then distributed to emergency services. Finally, just another reminder that March 28th at the firehouse we have our Gary Letizia Memorial blood drive from 1 to 7 p.m. There's a tremendous blood shortage so please come out and roll up your sleeves.

Staff Reports:

Linda Louise Cervino, Municipal Clerk stated she has nothing to report.

John Gil, Director of Communications stated that he is just finishing up the borough newsletter. You'll find information about the Mobile Motor Vehicle and then released on Facebook at the same time. Working with our great team here at borough hall on a lot of the improvements you're seeing.

Michael Dillon, Police Chief. Chief Dillon stated that the department has seen an uptick of phone and internet scams, specifically, a family member being arrested, and gift cards needed to pay for bail or outstanding fictitious utility bills or tax liens. We strongly encourage residents not to have a dialogue with anyone who demands money from you over the phone or in person. Use your police department as a resource and call us to ask if a scam is occurring. Most importantly, never pay anyone you don't know with gift cards or electronic fund transfers. There were two today over the phone.

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Andy Agugliaro, DPW Superintendent, stated that borough hall looks fantastic. The colors are great, and I love the new additional signs. Councilwoman Homan just to echo what you said, I can't do it without a great support team. Everybody has been great. I've had a lot of complaints about potholes in town. On Tuesday we tackled a lot of them. A resident on Eroid Court was very gracious for the pothole work on Chestnut.

MAYOR'S REPORT:

Mayor Wilczynski stated regarding 210 West Crescent there are three walls up now. That is the gym/event community side because it will have a kitchen that will open into it and then on the other side is going to be more tables and other types of sitting arrangements. We've had some tech meetings regarding the entrance and how we're going to manage residents going in and out of it. We're going to try and keep up with the 21st century and go as high tech as possible. I met with John Gil and Amanda Richards to hear what the borough hall side perspective is of it. We're trying to manage it where we're not fully going to staff it, but we want it so that it's not a lot of work on the borough hall side. With the technology out there, it shouldn't have to be. We're trying to streamline that as much as possible.

As Councilwoman Lovisolo said, we had a lot of meetings this week regarding budget talks, land use and facility meetings, so all great stuff. We had a wonderful mural fundraiser. To remind everybody, this mural is a massive community project and Allendale resident sculpture and artist, Simon Rigg, is leading it. He has all three schools involved. He's in all the schools having them do age-appropriate things such as making little birds out of clay and then he's going to somehow put it all together in this massive mural. With that comes a lot of fundraising. The fundraiser was successful. I have a check here for \$10,000.00 that I got from Hampshire. I have another check that I just received from Holiday Observers for \$5,000.00. Thank you to both of those organizations. I really hope more to come forward as the momentum picks up.

Thank you to Andy Agugliaro for being very receptive. I really appreciate how you've engrained yourself in the community already. John Gil and Alison put all the drawings on the wall in the Quilt Room. We all think it's very important to have a nice space for our staff as well. We are redoing the kitchen, so the staff has a place to go, but it's also open to the residents. We are transitioning everybody over to the new community center because that is going to be a wonderful space for all our volunteer organizations, and we know that our volunteer organizations are what make Allendale so special.

Staff Reports (Continued)

Ray Wiss, Borough Attorney said it has been a busy couple of weeks. Tom from my office continues to work with our expert as well as the borough committee on the cell tower issue. As we discussed, the existing leases expire at the end of May. I think as the presentation of the last meeting indicated, the hope here is that not only with communications being improved, but it may be net positive economically for the borough. That continues to go forward.

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Tim of my office has been working on OPRA requests for the clerk's office and the police department and some pretty significant redaction issues with the chief. Unfortunately, it is a huge manpower effort whether it is through the clerk's office or through the chief's office to comply with OPRA requests because none of us want to be subject to formal proceedings on noncompliance. I will say it's more of an art form than a science making some of these judgments as to what can be redacted and what can't.

Working with the borough committee on an issue involving the pending foreclosure of one of our affordable housing units. Working with the chief and the borough committee on some contract interpretation issues that we have with the PBA as a bargaining unit. We continue to work on those. We are awaiting responses from the PBA on both of those pending matters. And working with the chief on some other departmental matters that are pending. With the borough committee, we've got ongoing labor negotiations with both our white collar and our DPW unit. I think we are very close to closure with our white-collar unit. The DPW is still in a formative stage as negotiations move forward.

Councilwoman Homan mentioned approval at the last meeting of the Saddle River agreement, but stated as was mentioned in earlier reports we now have the issue of Saddle River facing another monumental project on our border. Councilwoman Homan mentioned the Veolia sale and stated, I'll just supplement that to remind the governing body that as part of the sale net of surveying costs, it was a holdback on escrow of 3.25 million dollars. There are three aspects to that holdback that we are working hard to bring the closure and get that money for the borough. You may recall one of them was the conveyance of certain property Veolia by way of a deed. We think we are very close to having that resolved. When we get that resolved, that will result in a 1.45 million dollar return to the borough. We have an issue we're trying to work out with DEP Green Acres issue involving two of the easements. We've been in communication with them, but my meeting to them asking for a meeting either virtual or in person two weeks ago to no response.

Mayor Wilczynski stated just to add on to the OPRA issue that Chief Dillon brought up at the last meeting about the specific OPRA requests that are coming in on body cameras. Mayor Wilczynski stated that I reached out to Senator Holly Schepisi with regards to that because it is targeting women at their most vulnerable times. She did some research on it and found that there is already a bill being introduced and asked herself to be second on that bill.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Email Request from Scott Miller, President of Allendale Chamber of Commerce, requesting approval from the Mayor & Council for the Chamber to hold Allendale Festival Day on Saturday, September 21st and the Holiday Walk on Friday, December 6th in which the Mayor and Council are all in favor of.

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PUBLIC COMMENTS ON ANY MATTER:

Walter Widmer, 38 Hamilton Street, Allendale stated that we just passed an ordinance 24-03 and listed in there was revised Chapter 26. How am I to find out what that's about? Mayor Wilczynski said if you go online, and you pull up the ordinance it will come up and it will show you. It was just adding clarification to it. You can call one of us as well and we can email that to you. Mr. Widmer also stated that Mayor Wilczynski mentioned Saddle River is infringing on our borderline. How do I find out about that, specifically where it is and what they're doing. Mayor Wilczynski said it's our business because it's on our border. I write about those things in my mayor's report. You come to the meeting. That's the best way to get information. You're doing an awesome job.

Jacob Alvelo, 108 Myrtle Avenue, Allendale, asked about the upgrading of the Crestwood Lake Concession stand. When is the idea of starting it? Is it going to be at the beginning of the summer or in the winter? Councilman Yaccarino said it's a multi-phase process. First, the old structure is going to be developed prior to the start of the season. As such, there won't be a traditional concession stand for the upcoming season; however, there will be provisions put in place. First and foremost, to pass county requirements and inspections, but also to have facilities, restrooms, and showers as needed. And then, perhaps some other options for actual concessions for the lake. The demolition will take place prior to the season. Then for season 2025 there will be a new building in place. Jacob Alvelo also asked if there will ever be a possibility for people at Northern Highlands or in the community to volunteer at the new community center. Mayor Wilczynski said yes. We were talking about that today and how we would like it staffed during certain times where we want to have an open gym or an open community center and at those times, we would like it staffed. We will be looking for volunteers for those times. Jacob Alvelo asked when will that be available? Mayor Wilczynski said probably not until the fall. We're expecting the building to be done in August or September, so I would say October or November. Mr. Alvelo thanked the Mayor.

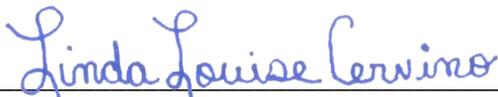
Louis Alvelo, 108 Myrtle Avenue, Allendale said he's a certified EV repair person. Do you think you will have some stations on that property for electric vehicles? Mayor Wilczynski said yes, there are three or four in the back. We don't own The Vale. That's owned by Hampshire. We own just the community center portion of it. Mr. Alvelo stated that there's a lot of people at my job, Jack Daniels Audi in Upper Saddle River and you can use your credit card to charge your cars. That will be another way to give money to the town as well. Councilman O'Toole stated that we've looked into it, and I think it's a great idea. We applied for a grant a couple years ago which we did not get. I was in touch with our grant writer earlier this year and she assured me that there are more coming to be available this year. As soon as they become available, we are going to put in for them again. We use a couple downtown. It's a great thing and they're becoming more popular. They pay to charge and while they're charging, they are staying in town, they're eating at our restaurants and they're shopping.

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ADJOURNMENT:

There being no further business to come before the Mayor and Council, on a motion by Councilman Yaccarino, second by Councilman O'Connell and unanimously carried, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC
Municipal Clerk

March 21, 2024

Date Approved

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

ORDINANCE #24-02

CAPITAL ORDINANCE OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$82,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH.

BE IT ORDAINED by the Borough Council of the Borough of Allendale, in the County of Bergen, New Jersey, as follows:

Section 1. The Borough of Allendale, in the County of Bergen, New Jersey (the "Borough") is hereby authorized to undertake the following public improvements in, by and for the Borough: (A) ADA - accessible restroom improvements at the Fire House; and (B) various improvements to Borough Hall. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$82,000 is hereby appropriated to the payment of the cost of the improvements authorized and described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be raised from the Capital Improvement Fund of the Borough. The sum of \$82,000 is hereby appropriated from the Capital Improvement Fund of the Borough to the payment of the cost of said purpose.

Section 3. Said improvements are lawful capital improvements of the Borough having a period of usefulness of at least five (5) years. Said improvements shall be made as

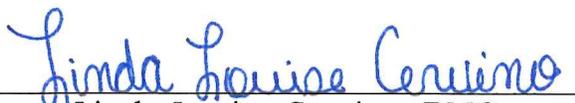
general improvements, no part of the cost of which shall be assessed against property specially benefitted.

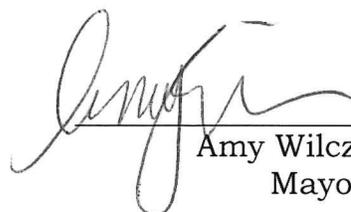
Section 4. The capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 5. This ordinance shall take effect at the time and in the manner provided by law.

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

I hereby certify the above to be a true copy of an Ordinance adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


 Linda Louise Cervino, RMC
 Municipal Clerk


 Amy Wilczynski
 Mayor

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

ORDINANCE #24-03

**AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE
CHAPTER 26, 26-31(d), OF THE BOROUGH CODE OF
THE BOROUGH OF ALLENDALE**

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 26, of the Code of the Borough of Allendale be, and hereby is, amended, supplemented and revised to read as follows:

§ 26-31, Article III 26-31

D. Rates of compensations; administrative fee; payment for services. Rates of compensation for contracting the services of off-duty law enforcement officers shall be based on a rate equal to that of time and 1/2 of the contractual hourly rate for the individual officer being compensated. An additional fee of 25% of the rate as calculated above is hereby established to cover administrative costs, overhead, and out-of-pocket expenses of the Borough. Payment for the use of any motor vehicle of the Police Department in connection with the services of off-duty law enforcement officers of the Allendale Police Department authorized in this § 26-31 shall be \$125 per day, or any part of a day, provided, however, that the Chief of Police shall have the authority to waive such fee for the use of a police vehicle if, in his or her discretion, the use of a police vehicle shall not result in any material wear and tear of such vehicle.

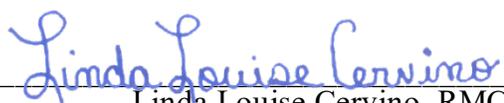
[Amended 12-17-2020]

Traffic and/or Police Services shall be based on a minimum flat rate of **\$85.00** per hour, or the police officer's overtime rate, whichever is greater. There is a four (4) hour minimum requirement for each officer for every detail. There is a minimum of three hours cancellation notice without penalty. In the event cancellation is made less than three hours prior to starting time, the officer(s) will be compensated for four (4) hours at the established rate. There shall be an administrative fee of 25% of the total amount of hourly charges, totaling **\$106.25** per hour minimally.

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 26 shall remain in full force and effect as previously adopted.

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

I hereby certify the above to be a true copy of an Ordinance introduced by the Governing Body of the Borough of Allendale on February 22, 2024.



 Linda Louise Cervino, RMC
 Municipal Clerk

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

DATE: 02/22/2024

RESOLUTION# 24-86

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY, COVENANTING TO COMPLY WITH THE PROVISIONS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, APPLICABLE TO THE EXCLUSION FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES OF INTEREST ON OBLIGATIONS ISSUED BY THE BOROUGH OF ALLENDALE AND AUTHORIZING THE MAYOR, BOROUGH CLERK, CHIEF FINANCIAL OFFICER AND OTHER BOROUGH OFFICIALS TO TAKE SUCH ACTION AS THEY MAY DEEM NECESSARY OR ADVISABLE TO EFFECT SUCH COMPLIANCE AND DESIGNATING A \$4,613,000 BOND ANTICIPATION NOTE, DATED FEBRUARY 22, 2024, PAYABLE FEBRUARY 21, 2025, AS A "QUALIFIED TAX-EXEMPT OBLIGATION" PURSUANT TO SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

WHEREAS, the Borough of Allendale, in the County of Bergen, New Jersey (the "Borough") from time to time issues bonds, notes and other obligations, the interest on which is excluded from gross income for Federal income tax purposes, and desires to take such action as may be necessary or advisable to establish and maintain such exclusion; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), contains provisions with respect to the exclusion from gross income for Federal income tax purposes of interest on obligations, including provisions, among others, which require

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issuers of tax-exempt obligations, such as the Borough to account for and rebate certain arbitrage earnings to the United States Treasury and to take other action to establish and maintain such Federal tax exclusion; and

WHEREAS, the Borough desires to designate a \$4,613,000 Bond Anticipation Note, dated February 22, 2024, payable February 21, 2025 (the "Note"), as a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Code;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Allendale, in the County of Bergen, New Jersey, as follows:

SECTION 1. The Borough Council hereby covenants on behalf of the Borough, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on bonds, notes or other obligations of the Borough (including the Note) be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Code.

SECTION 2. The Mayor, Borough Clerk, Chief Financial Officer and the other officials of the Borough are hereby authorized and directed to take such action, make such

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representations and give such assurances as they may deem necessary or advisable to effect compliance with the Code.

SECTION 3. The Note is hereby designated as a "qualified tax-exempt obligation" for the purpose of Section 265(b)(3) of the Code.

SECTION 4. It is hereby determined and stated that (1) said Note is not a "private activity bond" as defined in the Code and (2) the Borough and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2024.

SECTION 5. It is further determined and stated that the Borough has not, as of the date hereof, issued any tax-exempt obligations (other than the Note) during the calendar year 2024.

SECTION 6. The Borough will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, said Borough does not covenant to do so, and hereby expressly states that a covenant is not made hereby.

SECTION 7. The issuing officers of the Borough are hereby authorized to deliver a certified copy of this resolution to the original purchaser of the Note and to further provide such

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original purchaser with a certificate of obligations issued during the calendar year 2024 dated as of the date of delivery of the Note.

SECTION 8. This resolution shall take effect immediately upon its adoption.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.



Linda Louise Cervino, RMC
Municipal Clerk

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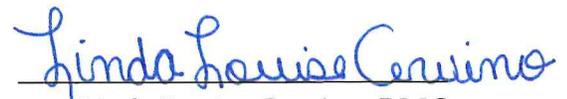
Council	Motion	Second	Yes	No	Abstain	Absent
Daloisio						✓
Homan			✓			
Lovisolo			✓			
O'Connell	✓		✓			
O'Toole			✓			
Yaccarino		✓	✓			
Mayor Wilczynski	-----	-----				

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

**APPROVAL OF 2024 CRESTWOOD LAKE FAMILY MEMBERSHIP DONATION –
NORTHERN HIGHLANDS MUSIC AND PERFORMING ARTS**

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 donation of a family (parents and children) Crestwood Lake 2024 Season Pass to the Northern Highlands Music and Performing Arts.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


Linda Louise Cervino, RMC
Municipal Clerk

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

**AUTHORIZE THE PURCHASE OF A VEHICLE - ALLENDALE POLICE DEPARTMENT
2024 FORD POLICE INTERCEPTOR UTILITY TRUCK**

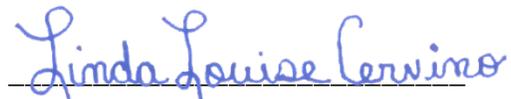
WHEREAS, the Allendale Police Department would like to purchase a 2024 Ford Police Interceptor Utility Truck from All American Ford, 375 Route 17 South, Paramus, New Jersey 07652; and

WHEREAS, All American Ford submitted a quote in the amount of \$48,470.00; and

WHEREAS, the Chief Financial Officer has certified that funding is available for this purchase.

NOW THEREFORE BE IT RESOLVED that All American Ford is hereby awarded based on the lowest quote obtained, attached hereto and incorporated herein by reference.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.



Linda Louise Cervino, RMC
Municipal Clerk

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

**RESOLUTION OF THE BOROUGH OF ALLENDALE, COUNTY OF BERGEN,
OPPOSING ASSEMBLY BILL NO. 4/SENATE BILL NO. 50, WHICH
PROPOSES TO OVERHAUL THE FAIR HOUSING ACT (“FHA”) IN A WAY
THAT IMPOSES UNREALISTIC OBLIGATIONS WITH UNREALISTIC
DEADLINES BASED UPON ONEROUS STANDARDS.**

Mount Laurel II

WHEREAS, in 1983, the Supreme Court decided a landmark case, commonly referred to as Mount Laurel II; and

WHEREAS, Mount Laurel II and its progeny generated substantial litigation culminating in the enactment of the New Jersey Fair Housing Act in 1985 (“FHA”); and

The Fair Housing Act of 1985

WHEREAS, the Legislature enacted the FHA to restore home rule, to bring the fair share numbers back to reality and to reduce the burdens of Mount Laurel compliance; and

WHEREAS, more specifically, the FHA sought *to restore home rule* by imposing a moratorium on the builder’s remedy and by providing an administrative process that municipalities could voluntarily pursue wherein they would be insulated from developers seeking builder’s remedies to try to compel them to capitulate their zoning demands; and

WHEREAS, the FHA sought *to bring the fair share numbers back to reality* by among other things defining the prospective need as the need “based on development and growth which is reasonably likely to occur” and by calling for the fair share to be adjusted to a number lower than the fair share formula generated if the municipality lacked sufficient land to satisfy the obligation generated by the fair share formula; and

WHEREAS, the FHA sought *to reduce the burdens on municipalities* by prohibiting any requirement for municipalities to expend their own resources to comply; and

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The New Jersey Council on Affordable Housing

WHEREAS, the FHA created COAH and conferred “primary jurisdiction” on COAH to administer the FHA and to implement the affordable housing policies of our State; and

WHEREAS, all acknowledge -- even Fair Share Housing Center (“FSHC”) -- that COAH functioned just fine in Rounds 1 and 2; and

WHEREAS, COAH did not adopt valid regulations for Round 3 despite multiple efforts to do so and made no efforts to cure the bottleneck the third time COAH voted 3-3 on Round 3 regulations; and

Mount Laurel IV

WHEREAS, in 2015, the Supreme Court issued a decision, commonly referred to as Mount Laurel IV, in response to a motion to transfer the responsibilities of COAH back to the courts in light of COAH’s failure to adopt valid regulations; and

WHEREAS, in Mount Laurel IV, the Supreme Court returned the task of implementing the doctrine back to the Courts because COAH had failed to do its job and made no effort to cure the roadblock when it voted 3-3 on the third iteration of Round 3 regulations; and

WHEREAS, notwithstanding the foregoing, the Court emphasized that it preferred the administrative remedy created by the FHA to a judicial one and hoped that COAH would be effective so that towns could comply once again through the administrative process created by the FHA; and

WHEREAS, the Court process proved to be far more expensive than the COAH process and was ill-suited for resolving comprehensive planning disputes over affordable housing matters; and

WHEREAS, the Round 3 process was a disaster with judges pressing municipalities to comply before even establishing the obligations with which they must comply; and

WHEREAS, ultimately, on March 8, 2018, after a 41-day trial in Mercer County, Judge Jacobson issued an opinion in which she set forth a fair share methodology; and

WHEREAS, in that trial and in various other instances throughout the state, FSHC took the position that the Statewide obligation should exceed 300,000 to be addressed between 2015 and 2025; and

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WHEREAS, municipalities, through Dr. Robert Powell, presented evidence that, in a best case scenario, the State could only absorb less than 40,000 affordable units and thus argued that FSHC's calculations was not grounded in reality whatsoever; and

WHEREAS, the Court, having been constrained by the Supreme Court to prescriptively utilize a formula from 1993, ultimately concluded that the Statewide obligation to be constructed between 2015-2025 was roughly 153,000 units; and

The 354 Settlements with FSHC

WHEREAS, FSHC reports that it entered 354 settlements in Round 3; and

WHEREAS, many municipalities are reeling under the burden of satisfying their obligations under those settlements entered between 2015 and 2023; and

WHEREAS, many of those Round 3 settlements will result in development during the Round 4 period; and

WHEREAS, Round 4 is set to begin on July 1, 2025 and there is no comprehensive analysis on the impacts of the 354 Round 3 settlements and over-zoning described above; and

WHEREAS, indeed, the A4/S50 Bill fails to consider the impact from affordable housing projects that were approved during the Third Round, but are still not yet under construction, assaid projects, as well as additional future projects, will impact legitimate public concerns like infrastructure, the environment, schools, traffic, parking and open space; and

WHEREAS, the Round 3 process destroyed the balance achieved by the Fair Housing Act in 1985; and

A-4/S-50

WHEREAS, on December 19, 2023, against the above backdrop, the Housing Committee of the Assembly (a) unveiled the Legislation (A-4) – a detailed 69-page bill that the Chairwoman of the Housing Committee announced had been worked on for a long time; and (b) scheduled the bill for a vote at a hearing scheduled less than 24 hours later; and

WHEREAS, on December 19, 2023, the Administrative Office of the Courts wrote to the Legislature and made clear that it could not structure the bill in the manner set forth in the proposed legislation; and

WHEREAS, notwithstanding the foregoing, on December 20, 2023, the Housing Committee voted the bill out of the Committee and announced that the bill needed to be ready for signing by the Governor before the end of the lame duck session on January 8, 2024; and

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WHEREAS, the perception that the Legislature designed was to adopt the bill before the public had an opportunity to review it and provide meaningful comment was as real as it was unmistakable; and

WHEREAS, consequently, the Legislature did not ram the bill through in the lame duck session; and

WHEREAS, instead, on January 29, 2024, the Housing Committee of the Assembly met to consider a new version of A-4 and voted to release it out of the Committee; and

WHEREAS, on February 8, 2024, as a result of comments, letters and resolutions challenging this new version of A-4, the Appropriations Committee of the Assembly announced a number of changes to the Bill; and

WHEREAS, one witness likened the summary presented to the public at the February 8, 2024 Appropriations meeting to that of an auctioneer; and

WHEREAS, the Appropriations Committee voted the bill out of the Committee at its February 8, 2024 meeting before the public had an opportunity to even see the changes, much less process their significance and comment on them; and

WHEREAS, the bill has been improved marginally as it has evolved from its initial version in December of 2023 to the current version voted out of the Appropriations Committee of the Assembly on February 8, 2024; and

WHEREAS, despite elimination of just some of the gross excesses of the prior version of the bill, the current bill released after the February 8, 2024 Appropriations Committee meeting is still severely flawed; and

WHEREAS, the Bill still creates a judicial entity made up of 3-7 retired Mount Laurel judges called "The Program", which, unlike COAH, is not comprised of an equal number of municipal and housing representatives, and is not made up of an equal number of Republicans and Democrats, thereby depriving the citizens of our State of the carefully crafted COAH Board that included a diversity of interests and that was the centerpiece of the FHA adopted in 1985; and

WHEREAS, the Bill still does not require the promulgation of affordable housing obligations, or the adoption of substantive regulations, in a way that utilizes an open and transparent process that COAH used and that gave all interested parties an opportunity to comment and receive COAH's response to their comments; and

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WHEREAS, as detailed below, the bill creates a patently unreasonable responsibility on municipalities by imposing an obligation on them to create a realistic opportunity for satisfaction of a fair share that is itself unrealistic; and

WHEREAS, the current version still details the methodology to be used for determining the fair share numbers of municipalities in Round 4 and in subsequent rounds; and

WHEREAS, the current version still presumes that 40 percent of all new households will qualify as low or moderate; and

WHEREAS, the current version still calls for the determination of the prospective need by subtracting the number of households reported in the 2010 Decennial Census from the number of households reported in the 2020 Decennial Census and multiplying that figure by 40 percent; and

WHEREAS, we calculate the statewide need number to be 84,690 based upon the formula set forth in the bill; and

WHEREAS, the current version of the Bill calls for 84,690 to be adjusted by the number of conversions and demolitions; and

WHEREAS, the statewide fair share would be increased from 84,690 to 96,780, if we assume the same number of demolitions and conversions used by Judge Jacobson in her formula for Round 3 that will apply in Round 4; and

WHEREAS, we can estimate the obligation of each municipality if we assume that the same percentage of the regional need in Round 3 for each municipality applies in Round 4; and

WHEREAS, we have widely distributed our estimates and invited input after acknowledging that we have done the best we can to formulate estimates in very limited time; and

WHEREAS, other than an analysis of the allocation factors by an expert for the American Planning Association (Creigh Rahenkamp) who identified problems with the allocation factors, nobody has accepted our invitation to review and comment on our rough estimates; and

WHEREAS, to the contrary, the Executive Director of Fair Share Housing Center testified that he did not have a calculation of the fair share numbers; and

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WHEREAS, more importantly, no committee of the Assembly or Senate has identified the fair share obligations municipalities should expect based upon the formula set forth in the bill; and

WHEREAS, the 96,780 fair share number estimated for Round 4 compares to the roughly 211,000 COs issued between 2010 and 2020; and

WHEREAS, the 96,780 fair share number divided by 211,000 COs equals roughly 46 percent (45.867 percent to be more precise); and

WHEREAS, all municipalities should be able to cure any violations of the prohibition against exclusionary zoning with inclusionary zoning; and

WHEREAS, traditional inclusionary zoning ordinances generally require no more than 20 percent of the units to be affordable; and

WHEREAS, it is mathematically impossible to satisfy a 46 percent problem with a 20 percent solution and, therefore, the number generated by the statutory formula is patently excessive; and

WHEREAS, while this mathematical error conceptually may have existed at COAH, COAH utilized its discretion to reduce the statewide number to roughly 5,000 units per year in Rounds 1-2 (or lower for prospective need in its attempted regulations in 2014); and

WHEREAS, in addition, COAH's Round 2 regulations had flexible standards, Regional Contribution Agreements (RCAs), an achievable bonus structure, waivers and other flexible standards to further mitigate the problem; and

WHEREAS, had COAH not mitigated the problem, it is likely that the regulations would have been challenged by municipalities; and

WHEREAS, as detailed below, the Bill still fails to account for the enormous burdens on municipalities to comply with their Round 3 obligations before imposing very substantial additional burdens on those 354 municipalities for Round 4; and

WHEREAS, a representative of FSHC testified that it has entered into 354 settlements and that it would furnish those settlements to the Housing Committee, which it has failed to do; and

WHEREAS, we have pressed FSHC to advise how much development will take place in Round 4 as a result of municipalities implementing the 354 settlements reached in Round 3; and

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WHEREAS, Adam Gordon on behalf of FSHC has indicated he doesn't know the answer to this question and no committee of the Assembly or Senate has even hinted at what the answer might be; and

WHEREAS, the Bill requires municipalities to create a realistic opportunity for satisfaction of a fair share without taking into account how many affordable units can realistically be achieved through traditional inclusionary zoning (where generally one out of every five units must be affordable); and

WHEREAS, we also sought to ascertain how many affordable units could be realistically achieved through traditional inclusionary zoning by urging the Legislature to do a market study since the strength of the housing market will determine the number of market units that can reasonably be anticipated that are essential to generating one affordable unit for every four market units constructed; and

WHEREAS, the Legislature has not furnished a market study in response to our repeated emphasis on the need for one to ascertain how many affordable units could be realistically achieved through traditional inclusionary zoning; and

WHEREAS, as explained below, the bill dilutes the protections to which a municipality is currently entitled as it seeks to comply voluntarily and even after it secures approval of its affordable housing plan; and

WHEREAS, current laws preserve a municipality's immunity in the absence of proof that the municipality is "determined to be constitutionally noncompliant", the proposed bill does not give municipalities seeking to comply voluntarily the same measure of protection the Supreme Court deemed appropriate; and

WHEREAS A4/S50 subjects municipalities to litigation not only as they seek approval of their Housing Element and Fair Share Plans, but also even after they secure approval of those plans; and

WHEREAS, more specifically, A4/S50 provides municipalities a "compliance certification" if the municipality secures approval of its affordable housing plan; however, that certification does not prevent an interested party from "alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or ordinances implementing the fair share plan or housing element are in violation of the Mount Laurel doctrine"; and

WHEREAS, the Bill suffers from a myriad of additional flaws; and

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WHEREAS, under current laws, a municipality would have a right to rely on the fair share number that COAH provides; however, under the new bill a municipality would only have a presumption of validity that the number the DCA provides to the municipality is appropriate and FSHC, a deep pocketed developer or any other interested party could seek to overcome that presumption through litigation; and

WHEREAS, the A4/S50 Bill replaces a straightforward system by which a municipality could secure bonus credits up to a 25 percent cap with a highly complicated system for securing bonuses with many conditions attached to various forms of bonus.; and

WHEREAS, the Legislature previously capped the fair share of any municipality down to 1,000 in recognition that any obligation above 1,000 would be “onerous”; A4/S50 applies the 1,000-unit cap only to a component of the municipality’s fair share -- the prospective need – and authorizes the imposition of an obligation that is onerous; and

WHEREAS, the A4/S50 Bill creates unfair requirements and ambiguity when it comes to the Vacant Land Adjustment process, which could lead to municipalities that lack sufficient vacant land being required to produce more affordable housing units than is practical; and

WHEREAS, the A4/S50 Bill includes many other provisions and changes to the FHA that are impractical and devoid of any consideration of the burdens created by the statute; and

WHEREAS, as a result of the facts set forth above, a bill that boasts of its effectiveness in reducing costs and litigation will clearly have the exact opposite effect; and

WHEREAS, in addition to all the concerns expressed above, a bill that so radically changes the affordable housing laws of our state still needs considerable work; and

WHEREAS, indeed, as the following facts demonstrate, the Legislature has yet to do the most fundamental due diligence before enacting a statute with such broad ramifications;

1. The Legislature has not and cannot inform the public of the fair share obligations the bill, if enacted, would impose on the public;
2. The Legislature has not and cannot inform the public of the obligations that municipalities will satisfy in Round 4 from the 354 settlements achieved in Round 3 before heaping substantial additional burdens on them for Round 4;
3. The Legislature has not and cannot inform the public of the number of affordable units that can realistically be achieved through traditional inclusionary zoning while imposing obligations on municipalities to create a realistic opportunity for a fair share that far exceeds any number a municipality can realistically achieve through inclusionary zoning; and

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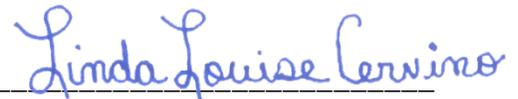
WHEREAS, as a result of the pronounced lack of due diligence, the bill will likely force taxes to increase dramatically and will foster serious overdevelopment creating unreasonable burdens on our schools, public services, roads, sewer and water infrastructure; and

WHEREAS, the Legislature clearly can and should upgrade the affordable housing policies of our State; however, the current Version of A4 is not the answer and the most fundamental diligence can and should be exercised before adopting such a bill.

NOW, THEREFORE, BE IT RESOLVED, that for all of the above reasons, the Mayor and Council of the Borough of Allendale objects to and opposes Assembly Bill No. 4/Senate Bill No. 50, and requests that the bill be tabled, re-written and re-introduced in way that imposes achievable obligations and facilitates the ability of the municipality to satisfy its obligations.

A certified copy of this resolution shall be sent to the Legislators in the State Assembly and Senate representing our District immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.



Linda Louise Cervino, RMC
Municipal Clerk

**RESOLUTION
BOROUGH OF ALLENDALE
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DATE: 02/22/2024

RESOLUTION# 24-90

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

DETAIL ASSOCIATES, INC. TO PROVIDE ASBESTOS PROJECT MANAGEMENT SERVICES – BATHROOM RENOVATION AT ALLENDALE FIRE HOUSE

WHEREAS, the Borough of Allendale has a need to acquire Project Management Services for the Borough fire house, located at 1 Erie Plaza, Allendale, New Jersey 07401; and

WHEREAS, Detail Associates, Inc., is a firm duly qualified and available to perform said services; and

WHEREAS, the Chief Financial Officer has attached hereto a certification that adequate funds are duly budgeted and appropriated to pay for the contract.

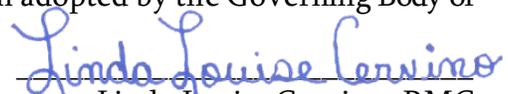
NOW, THEREFORE, BE IT RESOLVED, by the Governing Body that a contract for the above-referenced project be awarded to Detail Associates, Inc., 560 Sylvan Avenue, Suite 3065, Englewood Cliffs, New Jersey 07632, in accordance with their proposal dated February 13, 2024 for Phase I – Specification & Variance and Phase II – Asbestos Project Management/Monitoring.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute a contract with Detail Associates, Inc; and

BE IT FURTHER RESOLVED that this contract is being awarded as a non-fair and open contract, pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

BE IT FURTHER RESOLVED that a copy of this resolution be filed with the Borough Clerk and made available for inspection and that a brief notice of the passage thereof be published in The Record within ten days of the passage as required by law.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


Linda Louise Cervino, RMC
Municipal Clerk

DETAIL ASSOCIATES, INC.

ENVIRONMENTAL ENGINEERING CONSULTANTS

February 1, 2024

Mrs. Alison Altano
Borough Administrator
Borough of Allendale
500 West Crescent Avenue
Allendale, New Jersey 07401

Re: ***Asbestos Project Management
Erie Plaza Firehouse – Bathroom Renovation
1 Erie Plaza, Allendale, New Jersey***

Dear Mrs. Altano,

Thank you for your interest in Detail Associates, Inc. professional services. This proposal is a following on our site visit regarding the above referenced project and my subsequent communication with your GC.

We believe Detail can be an excellent partner for your organization. We strive to exceed your expectations through teamwork and customer satisfaction. Our entire organization stands behind this proposal and I consider myself personally responsible for all the commitment made to your organization.

Thank you. Should you have any additional questions or require any further information please contact our office at your convenience.

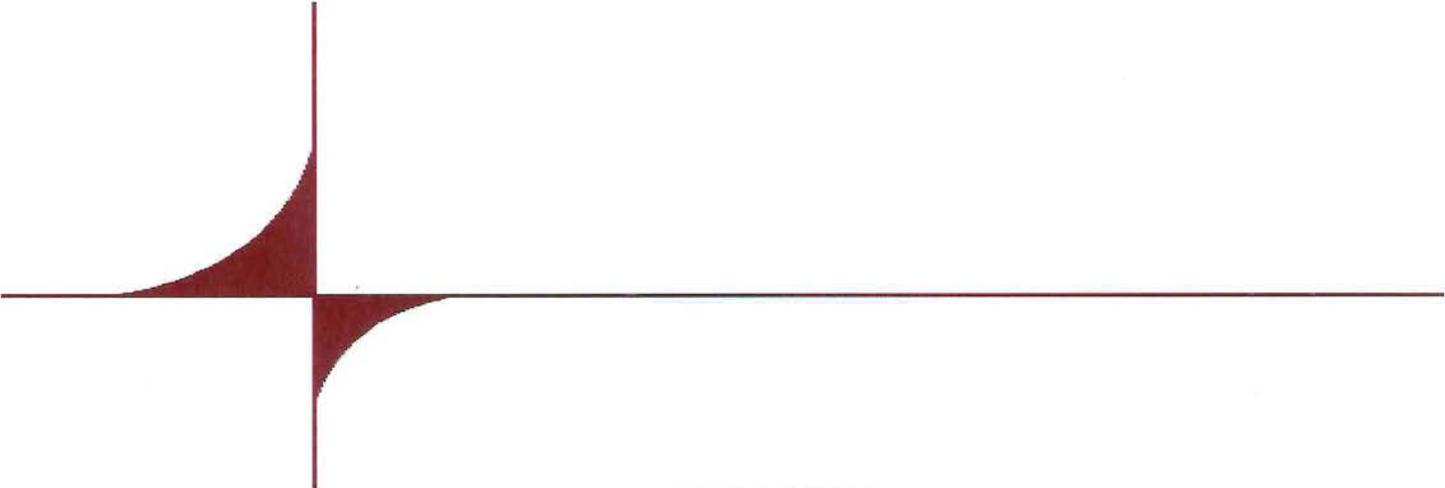
Sincerely,
DETAIL ASSOCIATES, INC.


Stephen A. Jaraczewski, ASCM #0012
President, IH, CHCM, BSChE, MS Sustainability Management, Columbia University

SAJ: s

560 Sylvan Avenue, Suite 3065, Englewood Cliffs, New Jersey 07632
TEL: (201) 569-6708 FAX: (201) 569-4378 WORLDWIDE WEB: <http://www.daienviro.com>
E MAIL: stephenj@daienviro.com

EUROPE NORTH AMERICA ASIA



PROPOSAL

FOR

ASBESTOS PROJECT MANAGEMENT SERVICES

Bathroom Renovation

at

Firehouse

1 Erie Plaza

Allendale, New Jersey

for

Borough of Allendale

Allendale, New York

February 13, 2024

Prepared by:

DAI ENVIRONMENTAL SERVICES

560 Sylvan Avenue, Suite 3065, Englewood Cliffs, New Jersey 07632

TEL: 201-569-6708 FAX: 201-569-4378

Worldwide Web: <http://www.daienviro.com>

E-MAIL: stephenj@daienviro.com

EUROPE

NORTH AMERICA

ASIA

SCOPE OF SERVICES

PHASE I Project Specifications

Detail will prepare a full set of abatement plans and specifications including full bid document. These are supplemented by the Client required procedures modified to cover all the asbestos-abatement project requirements. The specification will reflect all the abatement requirements and all the Client's internal contract and abatement mandates. This document is required for obtaining the building permits for the project as mandated under the State of New Jersey Subchapter 8 regulations.

PHASE II Asbestos Project Management & Air Monitoring

The actual project monitoring conducted as mandated by the State of New Jersey Subchapter 8 and federal Asbestos regulations:

1. Development of the project schedule between the client and the selected asbestos abatement contractor.
2. On-site supervision of the abatement project to ensure that the established specifications are followed. (Our staff remains on the job site 24 hours per day, if deemed necessary). Our staff is fully certified and thoroughly trained and experienced in asbestos project management and supervision.
3. Conduct mandatory daily air sampling outside the enclosure and the clean side of the barriers as a check for any possible contamination of the clean areas of the building. The integrity of the barriers is continuously monitored by using manometers and periodically tested with the smoke tubes.
4. At critical intervals in the work schedule the following special inspections are conducted:
 - a. Pre removal inspection to assure that the enclosure is properly set up to maintain the necessary integrity for the duration of the project.
 - b. Periodic inspections to ensure that the contractor uses proper procedures as mandated under the regulations during the actual abatement process.
 - c. Post abatement inspection following the final clean up to ensure that no asbestos-containing debris remains in the work area.
5. Once the visual inspection proves satisfactory, the final aggressive air sampling is conducted according to the EPA asbestos regulations and State of New Jersey asbestos standards. This is conducted with the use of fans and a leaf blower to create maximum air disturbance. The results of the air sampling must, at this time, be below the required asbestos levels of 70 structures/mm² based on transmission electron microscopy (TEM) analysis.

6. The contractor must return for a final clean up once the abatement activities are judged by us to have been successfully completed. Our staff supervises the final operations, overseeing the bagging and removal of the debris in preparation for occupancy.
7. We review all the data supplied to the client by the contractor: daily attendance records, signed personnel sheets and any records of any additional charges associated with the removal work. Finally, we review the required documentation from the contractor concerning the disposal of the waste material.
8. Our report to the client includes all the daily records kept by our staff, daily air sampling results and any observations made during the abatement activities.
9. We act for the client in dealing with the Local Building Department, the Department of Environmental Protection and any other local inspector concerning the abatement project. If anytime we find the contractor in breach of the contract (violating accepted practices in the industry), we may advise the client that the job is closed and recommend another contractor to proceed with the completion of the required work.

Briefly to recapitulate, all our work and air sampling is conducted in full accordance with and to the satisfaction of the current local, state, and federal asbestos regulations and standards. Our staff is fully licensed and certified to perform the required services as mandated under the State of New Jersey and Federal asbestos standards. Further, all work practices follow the applicable current OSHA regulations.

February 13, 2024

COST OF SERVICES

Phase I – Specification & Variance

Specifications for the project, site visit and final report	\$2,750.00
Variance application to DCA (ceiling not protected – abatement)	\$ 650.00

TOTAL COST: \$3,400.00

Phase II – Asbestos Project Management/Monitoring

Daily professional on-site project management and air monitoring at \$75.00/hr. (1.5 for overtime and weekend)

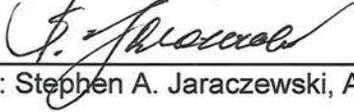
Analytical Services

Phase contrast microscopy samples (PCM) at	\$35.00 each
Transmission electron microscopy samples (TEM) used only for final post abatement clearance at	\$150.00/sample

Total Asbestos Project Management cost will be dependent on the actual project schedule and is anticipated to be a 4-day duration project under un-occupied conditions during regular weekday.

TOTAL ESTIMATED COST: \$6,900.00

DETAIL ASSOCIATES, INC.



Signed: Stephen A. Jaraczewski, ASCM #0012

TERMS AND CONDITIONS

The conditions contained on the attached sheets are part of this proposal. In addition, the following limitations apply:

1. The scope of services is limited to that described herein. If requested or required to do any work which is not included in the scope of services as presented, we would invoice such work on a time and expense basis.
2. Should additional work be required beyond what is itemized in this proposal, such services would be provided under a separate out-of-scope agreement.
3. Costs associated with attendance of Detail Associates, Inc. at any meeting, except those associated with the scheduling of the project and the pre bid walk-through, with the client would be invoiced separately.
4. Detail Associates, Inc. reserves the right to rely on the accuracy of information contained in any documents related to the project site provided by the client or its representatives.

AUTHORIZATION

If the terms and conditions described herein are acceptable to you, please indicate your acceptance by signing and returning one copy to our office.

ACKNOWLEDGED & ACCEPTED

Alvin Altano
SIGNATURE

2/27/24
DATED

CEO/BA
TITLE

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

DATE: 02/22/2024

RESOLUTION# 24-91

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

AUTHORIZING EMERGENCY TEMPORARY BUDGET APPROPRIATIONS

WHEREAS, an emergent condition has arisen with respect to certain budget appropriations and no adequate provision has been made in the 2024 Temporary Budget, and N.J.S.A. 40A: 4-20 provides for the creation of emergency temporary appropriations for said purpose; and

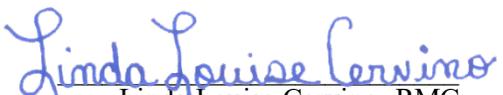
NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Allendale that in accordance with the provisions of N.J.S.A. 40A: 4-20;

1. An emergency temporary appropriation be and the same is hereby made in the total amount of:

Current Fund	
Finance – OE	4,000
Tax Collection - OE	1,000
Legal Services	20,000
Construction Code – OE	1,000
Insurance – Other	50,000
Workers' Compensation	10,000
Group Insurance	100,000
Police – OE	15,000
Streets and Roads – OE	10,000
Snow Removal	50,000
Board of Health – OE	2,000
Animal Control – OE	200
Senior Citizens – OE	1,800
Sewer – OE	2,000
Interlocal Bergen County 911 – OE	3,400
Public Defender – OE	800
Total Current Fund Appropriations	\$251,200

2. That said emergency temporary appropriation will be provided in the 2024 budget;
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


 Linda Louise Cervino, RMC
 Municipal Clerk

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

DATE: 02/22/2024

RESOLUTION# 24-92

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

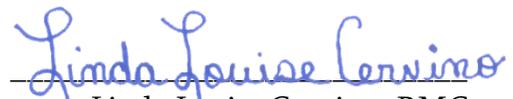
- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

APPROVAL OF FEBRUARY 22, 2024 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 February 22, 2024 in the amounts of:

Bill List Numbers	February 22, 2024
Current Fund	\$ 1,820,829.27
Payroll Account	174,764.00
General Capital	231,389.48
Animal Fund	295.20
Grant Fund	
COAH/Housing Trust	
Improvement & Beautification	
Unemployment Fund	4,650.96
Trust Fund	1,933.10
Water Operating	
Water Capital	
Total \$ 2,233,862.01	

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


 Linda Louise Cervino, RMC
 Municipal Clerk

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

DATE: 02/22/2024

RESOLUTION# 24-93

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

**RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT SUBMISSION TO
THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS'
FY24 LOCAL RECREATION IMPROVEMENT GRANT PROGRAM**

WHEREAS, the Borough of Allendale desires to apply for and obtain a grant from the New Jersey Department of Community Affairs of up to \$100,000.00 to carry out a project to NJDCA FY24 Local Recreation Improvement Grant.

NOW, THEREFORE, BE IT RESOLVED

1. That the Mayor and Council of the Borough of Allendale does hereby authorize the application for such a grant; and
2. Recognizes and accepts that that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Borough of Allendale and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that Borough of Allendale and the Department of Parks and Recreation recognize and accept that the Department of Community Affairs may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Allendale Department of Parks and Recreation and the New Jersey Department of Community Affairs, and

RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 02/22/2024

RESOLUTION# 24-93

BE IT FURTHER RESOLVED, that the persons whose names, titles and signatures appear below are authorized to sign the application, and that they or their successor in said title is authorized to sign the agreement, and any other documents necessary in connection therewith:

Alison Altano

Signature

Alison Altano

Print Name

CEO/Borough Administrator

Title

Amy F. Wilczynski

Signature

Amy F. Wilczynski

Print Name

Mayor

Title

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.

Linda Louise Cervino

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 02/22/2024

RESOLUTION# 24-94

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

- Carried
- Defeated
- Tabled
- Approved on Consent Agenda

**APPROVE CHANGE ORDER NUMBER TWO
HM COMPANY LLC - ALLENDALE ADA FIREHOUSE BATHROOM RENOVATION**

WHEREAS, HM Company LLC (the “Contractor”), as a result of asbestos testing which indicated the presence of asbestos at the Allendale Firehouse; and

WHEREAS, in order to remediate the asbestos an increase in the original bid award amount will be required; and

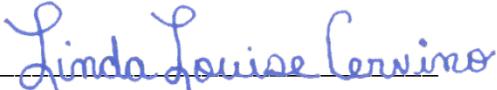
WHEREAS, the Borough wishes to authorize and approve Change Order Number Two to authorize the asbestos remediation and removal; and

WHEREAS, a net increase of \$21,227.80 will result from the actual quantities of work measured and performed; and

WHEREAS, the CFO has certified that sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Change Order Number Two resulting in an increase of \$21,227.80 be approved for the Allendale Firehouse ADA Bathroom Renovation.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on February 22, 2024.


Linda Louise Cervino, RMC
Municipal Clerk



Monday, February 19, 2024

PROPOSAL

HM Company LLC
3 Orlando Drive
Fairfield NJ 07004
email:hmcompanyllc@gmail.com

Re:Allandale Firehouse
Sub8- Asbestos Abatement

Teal Management provides proposals for the following work at the above reference location. As per Detail Associates Inc technical specification	
Our Price.....	\$19,298.00

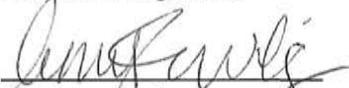
Please Note:

- 1. This is a Non-Union, Prevailing wage project.*
- 2. We are not responsible for removing construction debris inside and around buildings, or any metal, plastic siding and insulation generated by others.*
- 3. Work will be performed in accordance with all currently applicable rules and regulations concerning the removal, transportation and disposal of the asbestos containing materials.*
- 4. New Jersey licensed asbestos handlers in accordance with all federal, state and local regulations shall perform the work.*
- 5. This proposal addresses visible accessible materials only, excluding any asbestos potentially located behind walls or other enclosures..*

On behalf of Teal Management LLC we thank you for this opportunity to be of service.

Prepared By:
Tome Maslarkov, Estimator

Customer Signature


 Name: _____
 Date: 2/22/23