

Mayor and Council of the Borough of Allendale
Work Session Meeting Minutes
December 16, 2021

PRESENT: Mayor Ari Bernstein

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

ABSENT: None

ALSO PRESENT: Borough Attorney Raymond Wiss
Acting Municipal Clerk Michelle Ryan

A Work Session Meeting of the Mayor and Council of the Borough of Allendale was held in the Municipal Building at 500 West Crescent Avenue, Allendale, NJ December 16, 2021. The meeting was called to order at 7:30 pm by Mayor Bernstein who 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 an opportunity at an appropriate time during the meeting to be heard.

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

Public Comment:

None.

Administration:

A. Presentation on the Scope and Financial Details of Northern Highlands School District's March 2022 Referendum.

Superintendent Dr. Scot Beckerman and Dr. Prince, Northern Highlands Board of Education Member, gave an in-depth overview on their plans for upgrades at Northern Highlands (*copy of presentation attached and made a part hereof*) and the referendum that will be held on March 8th from 6am to 8pm at which the public will have an opportunity to vote on this proposal. Members of the Council asked various questions on the plans and costs associated with the plans. Anyone who has follow up questions was encouraged to email Dr. Beckerman directly.

B. Agenda Review

Due to time constraints, this was held in the Regular Session.

C. Mayor's Report

Due to time constraints, this was held in the Regular Session.

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D. Council Reports

Due to time constraints, this was held in the Regular Session.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilwoman Homan, second by Councilwoman Wilczynski, and unanimously carried, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,



Michelle Ryan
Acting Municipal Clerk



NHRHS - REFERENDUM PROJECTS PRESENTATION

VARIOUS CAPITAL PROJECTS INCLUDING CLASSROOM
RENOVATIONS, NEW MULTIPURPOSE FIELD HOUSE AND
SYNTHETIC TURF FIELDS



*Upgrading our Facilities to Support our
Progressive Educational Programs*

DECEMBER 16, 2021

» WHAT WE ARE PROPOSING



The Northern Highlands Regional School District is requesting funding for a Facilities Renovation Program that would include **VARIOUS CAPITAL PROJECTS INCLUDING CLASSROOM & ATHLETIC RENOVATION PROJECTS**, via a targeted Referendum Vote on March 8, 2022.

**UPGRADING OUR FACILITIES TO
SUPPORT OUR PROGRESSIVE
EDUCATIONAL PROGRAMS**

» WHAT WE ARE PROPOSING



Field drainage requires significant repairs at significant cost to allow use of the fields - needed regardless of turf.

- » Synthetic Turf Fields - Baseball/Softball/Multipurpose at Lower Field
- » New Multipurpose Field House / Fitness Center / Team Rooms / Public Toilet Facilities

Interior Educational Space Renovations:

- » Media Center Renovations
- » TV Production Studio Renovations
- » Art Room Renovations / Ceramics / Painting
- » Planetarium Upgrades
- » Weight Room to Classroom Conversion

» WHY NOW?



- » Current **INTEREST RATES** are still very reasonable but won't stay there forever.
- » The impact of a **2% TAX LEVY CAP** makes it difficult to make substantial upgrades **AND** significantly improve our learning environments within the operating budget.
- » **CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING** next year. This will offset the new debt being assumed under the targeted March 2022 Referendum.
- » By allowing the school District to finance these substantial facilities improvements over many years, the **COST IS SPREAD OVER MANY GENERATIONS** who will use the facilities.

» WHY NOW?



STATE AID IS AVAILABLE!

- » APPROVED Financial assistance from the state
- » **34% SAVINGS** on eligible projects
(NOT ALL PROJECTS ARE ELIGIBLE)
 - Must be funded through a **REFERENDUM**
 - Must be tied to **EDUCATION OR MAINTENANCE**
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

PROPOSED PROJECTS

CAPITAL PROJECTS

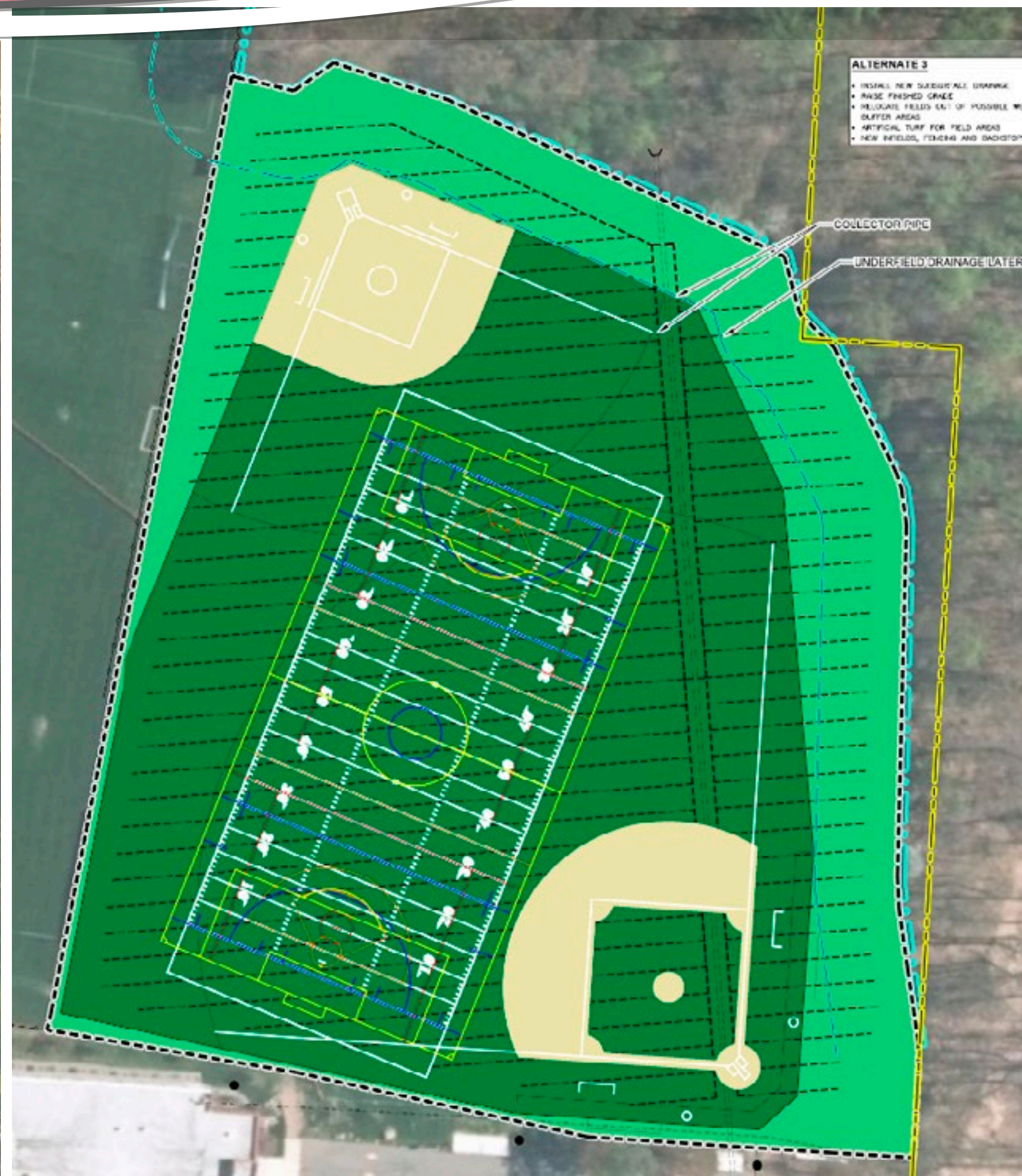




NEW SYNTHETIC TURF FIELDS



- Install new drainage system tied into existing storm system + provide necessary stormwater management
- Strip and regrade existing field area including allowance for soil removal
- Install multipurpose synthetic turf field - football, soccer, lacross etc
- Install new synthetic turf infield outfield and clay baselines, pitchers mound and home plate areas.
- Install new dugouts



» ATHLETIC FIELDS... REIMAGINED



+



+



NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

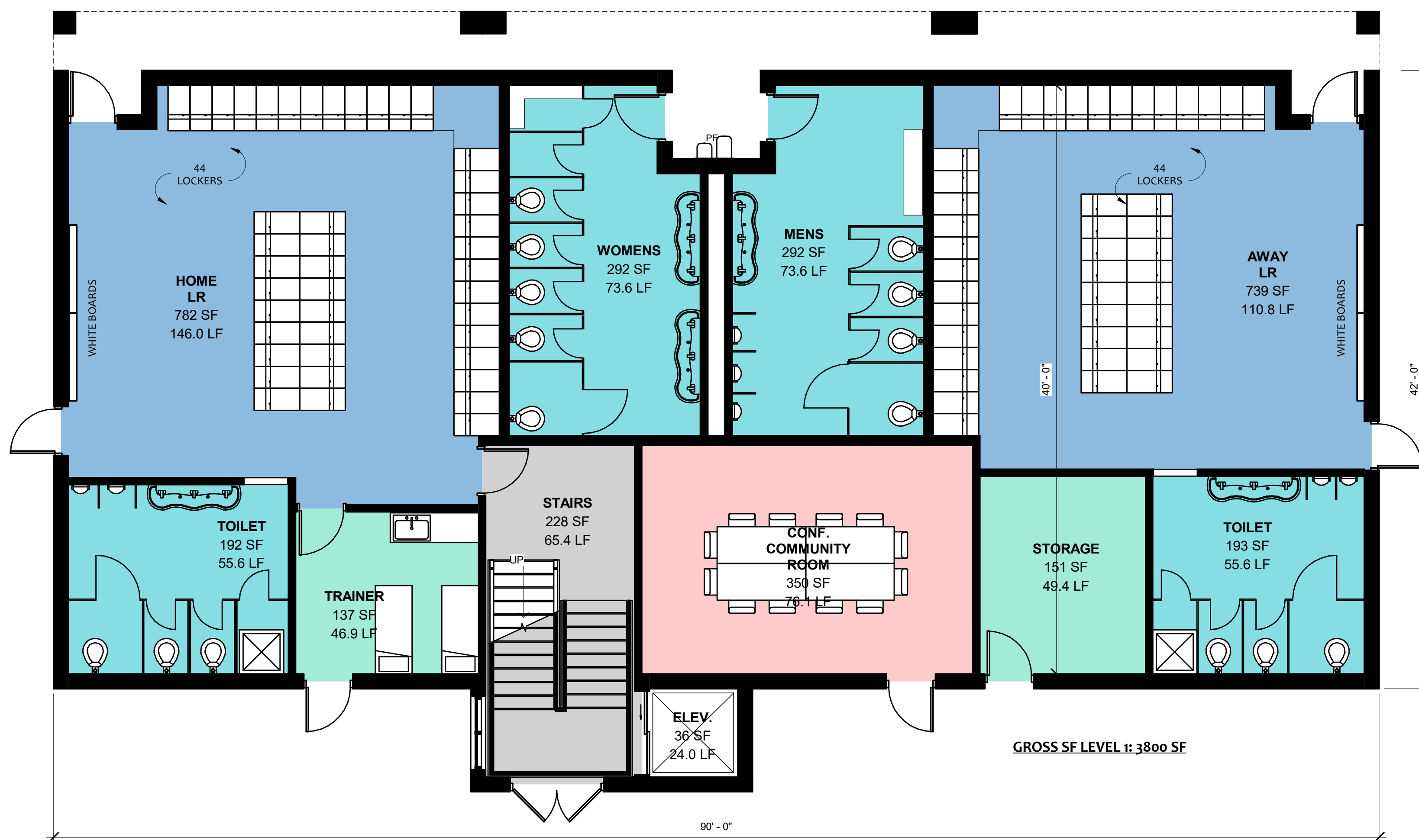
CLASSROOMS REIMAGINED



NEW MP FIELD HOUSE RELOCATED FITNESS CTR.



- Construct new new 7,600 s.f. Field House to house:
 - Home/Away Team Rooms
 - Public Restrooms
 - Trainers Room
 - Referee's Room
 - Community/Conference Room
 - Elevator to provide accessibility to second floor



NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED

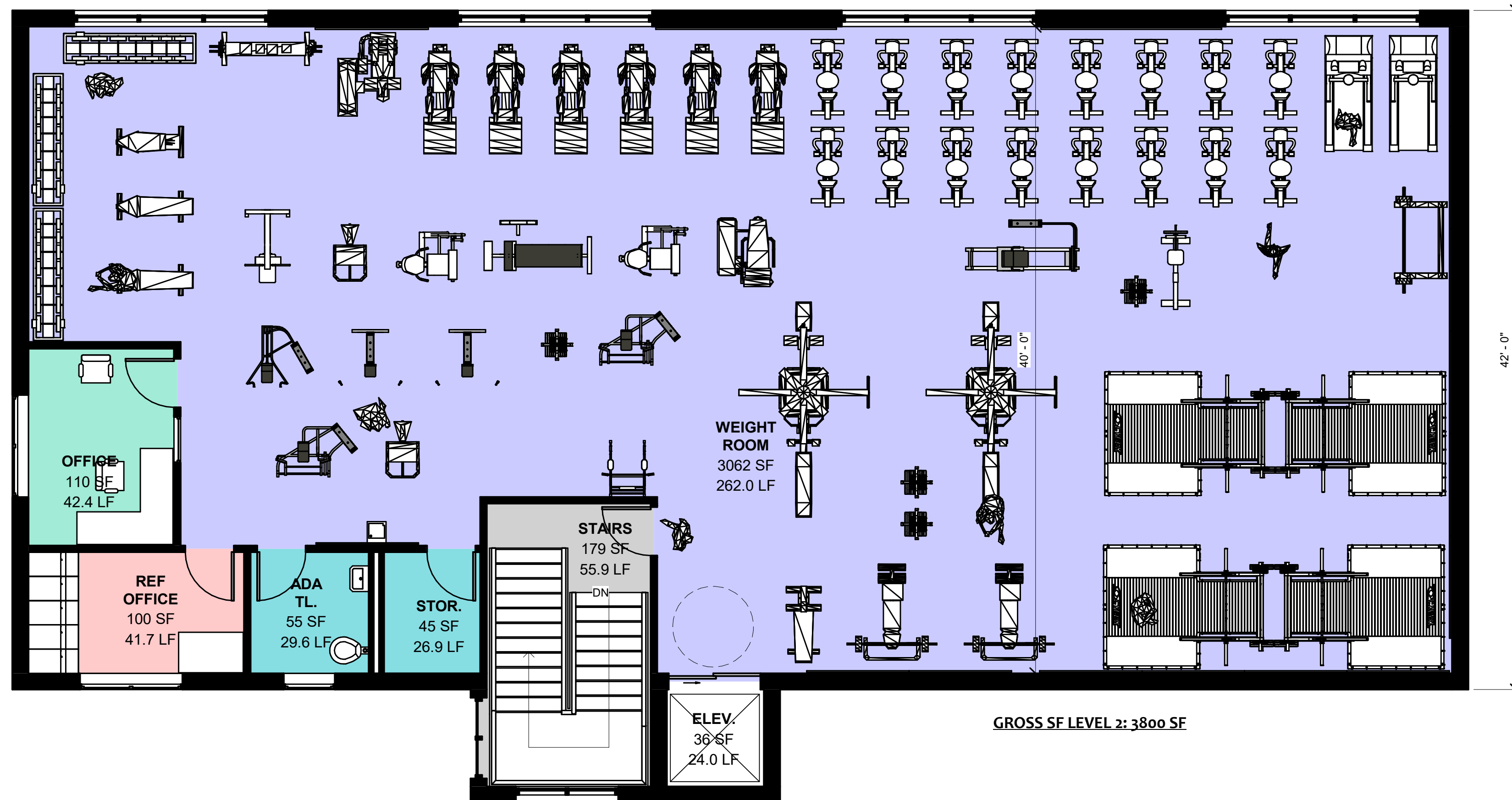


NEW FIELD HOUSE - RELOCATED FITNESS CENTER



■ New 3,800 s.f. 2nd Floor
Fitness Center to support
school programs:

- Physical Education
- Wellness Center
- Athletics





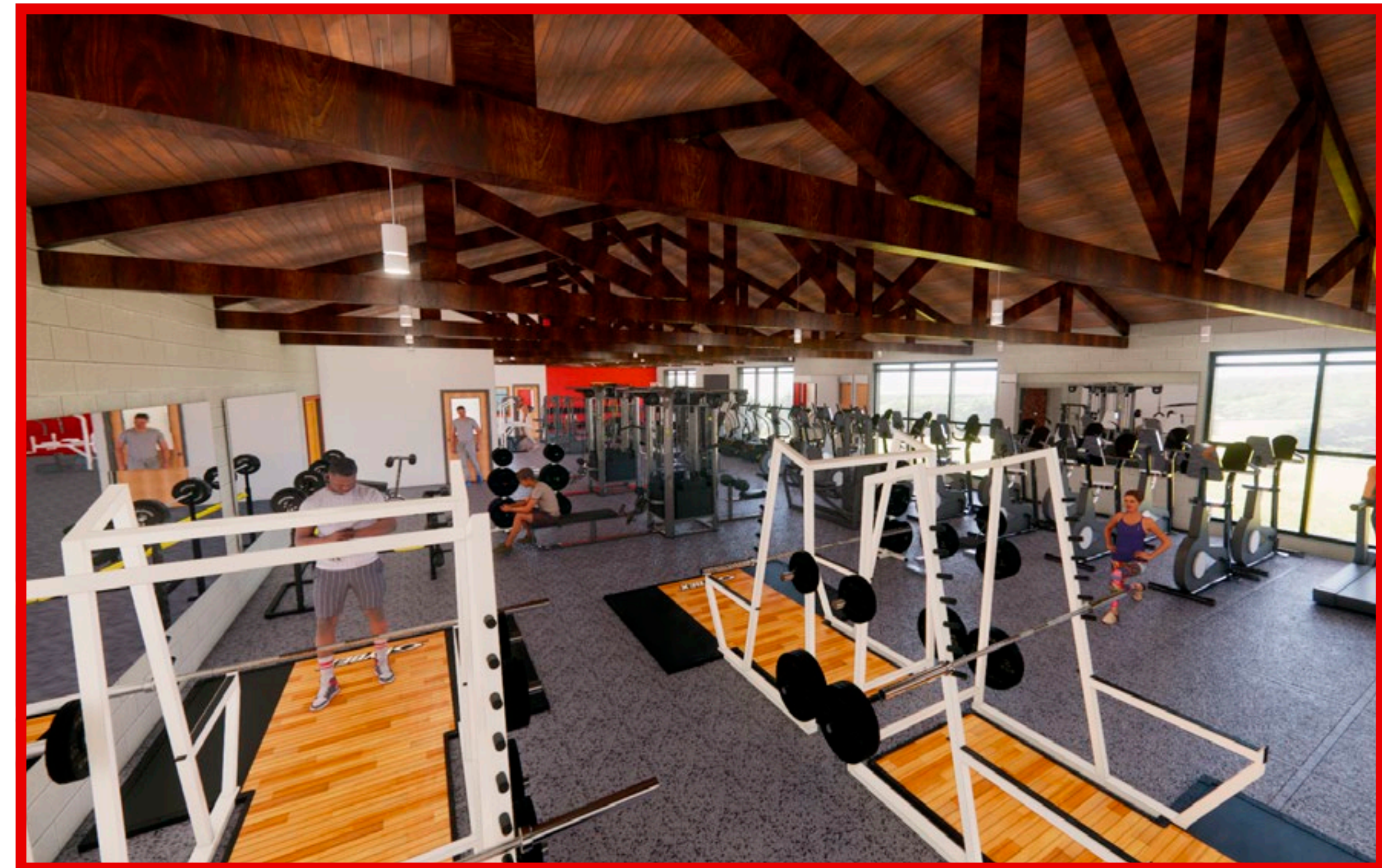
WEIGHT ROOM – EXISTING CONDITIONS



WEIGHT ROOM ... REIMAGINED FITNESS CENTER



WEIGHT ROOM – EXISTING CONDITIONS



WEIGHT ROOM ... REIMAGINED FITNESS CENTER

EDUCATIONAL PROJECTS

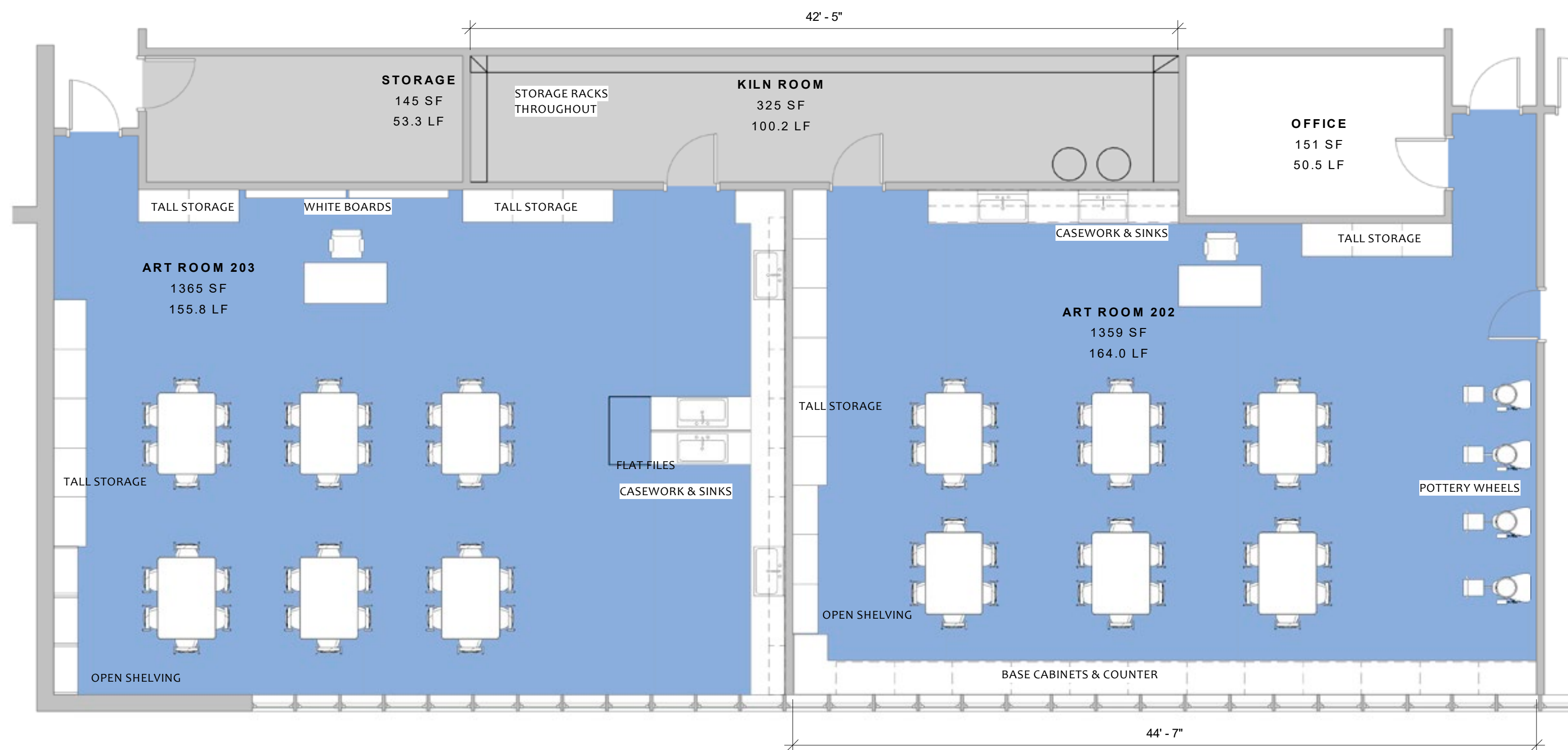




ART ROOM RENOVATION CERAMICS/PAINTING

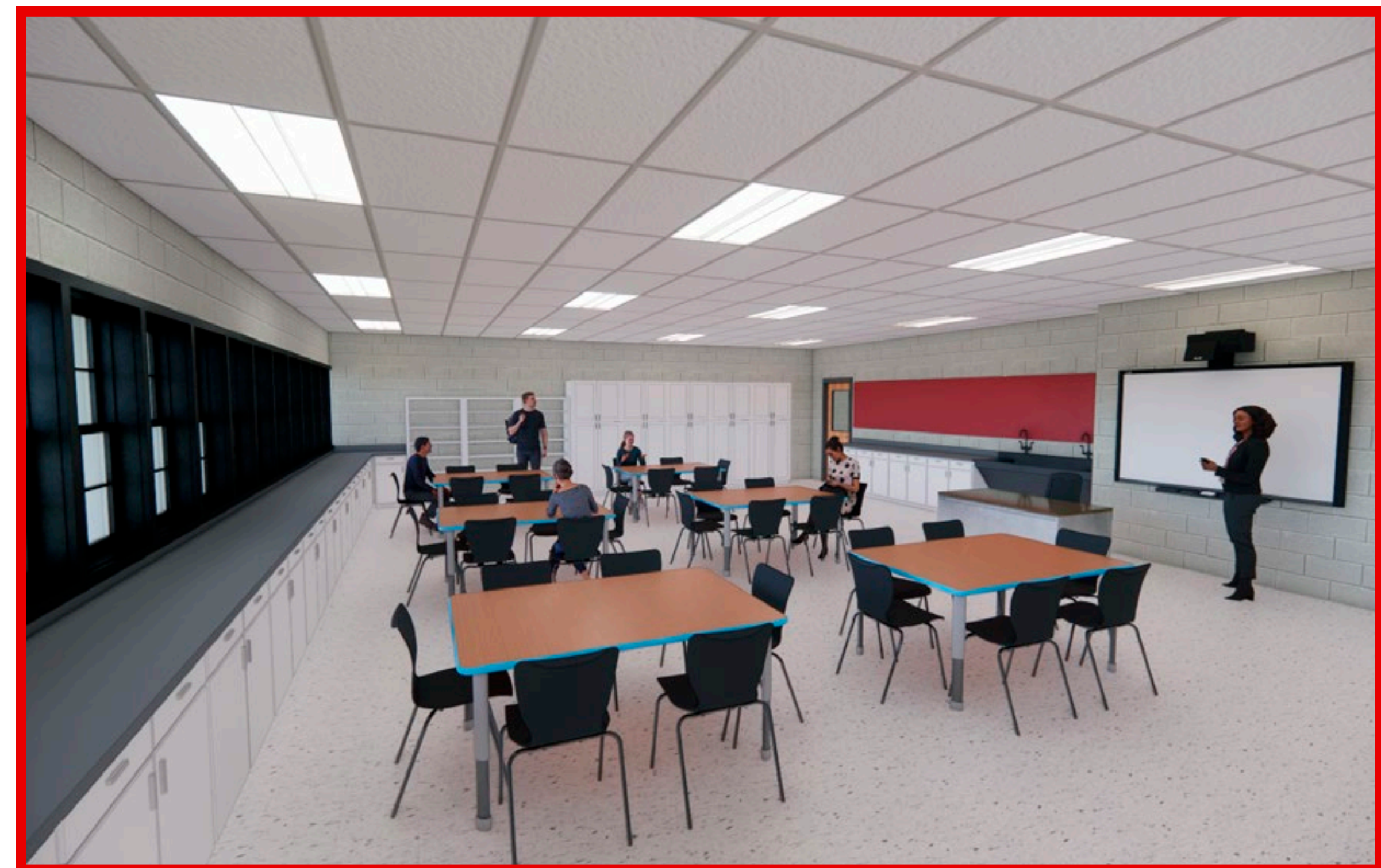


- New casework with base and wall cabinets for better storage
- New trough art Sink with clay trap
- Flexible, multi-height furnishings
- Dedicated area for advanced arts
- Asbestos Flooring Abatement





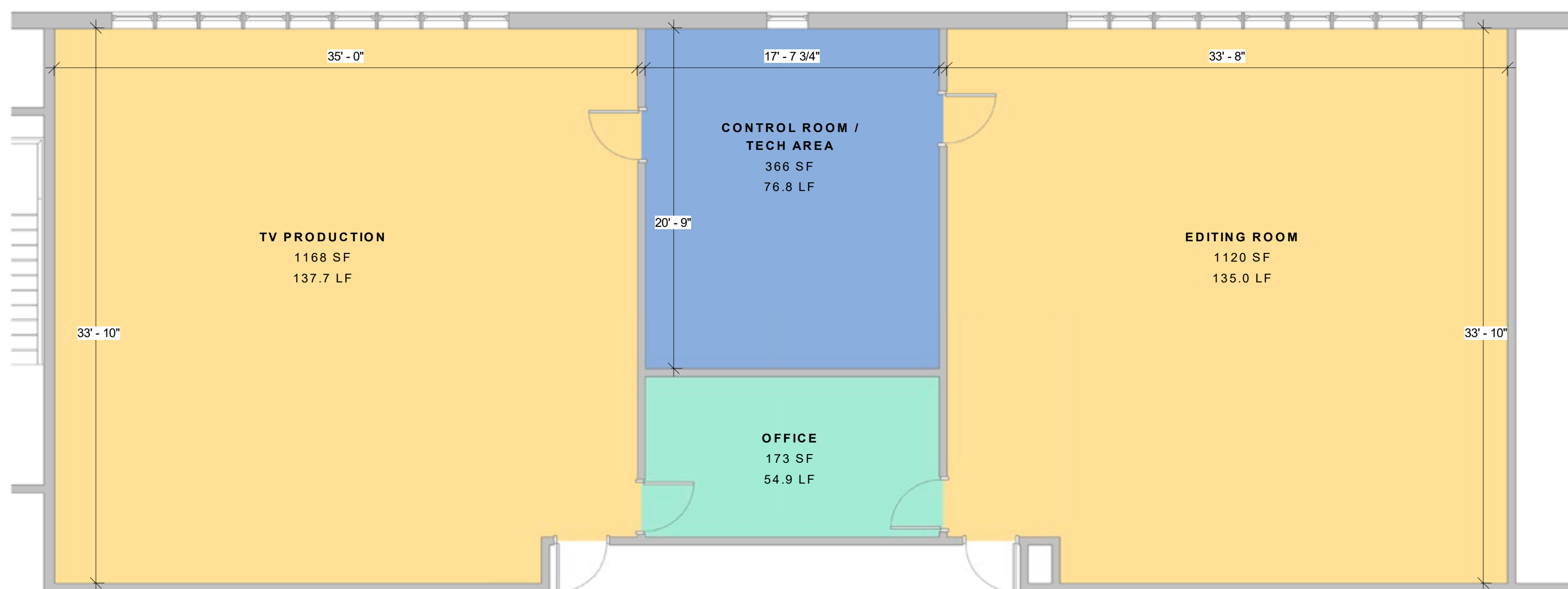
ART CLASSROOM – EXISTING CONDITIONS



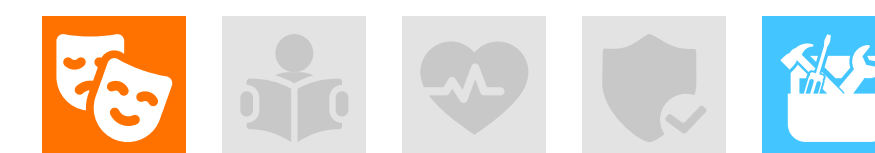
ART CLASSROOM ... REIMAGINED

» ART ROOMS ... REIMAGINED





TV PRODUCTION / CONTROL ROOM / EDITING



- Replace antiquated gel lighting rack with new LED Lighting Rack
- Paint / Provide new ceilings
- Provide new cabinetry
- Provide new equipment



TV PRODUCTION – EXISTING CONDITIONS



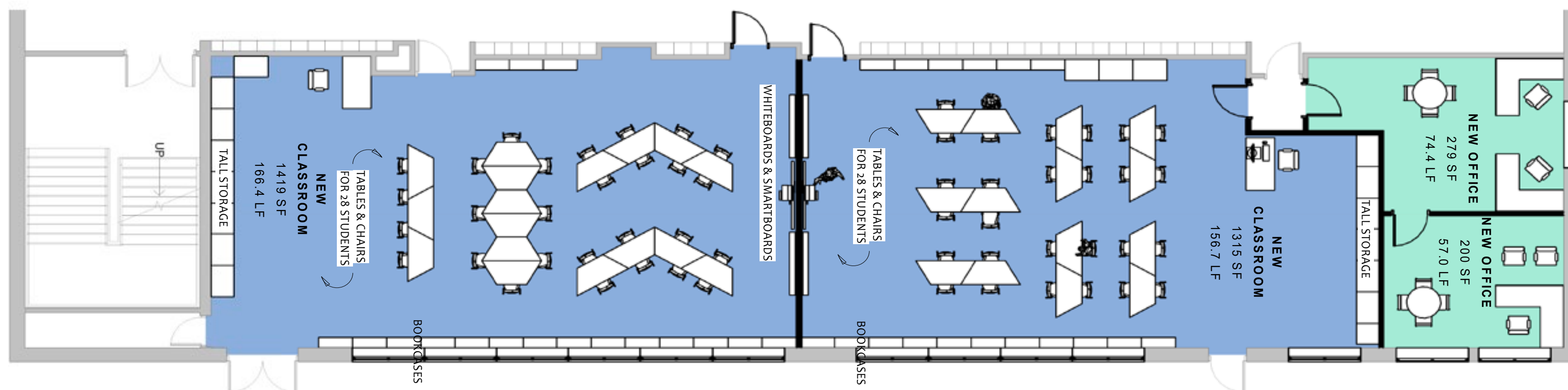
TV PRODUCTION ROOM ... REIMAGINED



WEIGHT ROOM - TO - CLASSROOM CONVERSION



- By relocating the existing weight room - we free up area to create:
- Create (2) new large classroom spaces for ...
- Create (2) new office spaces

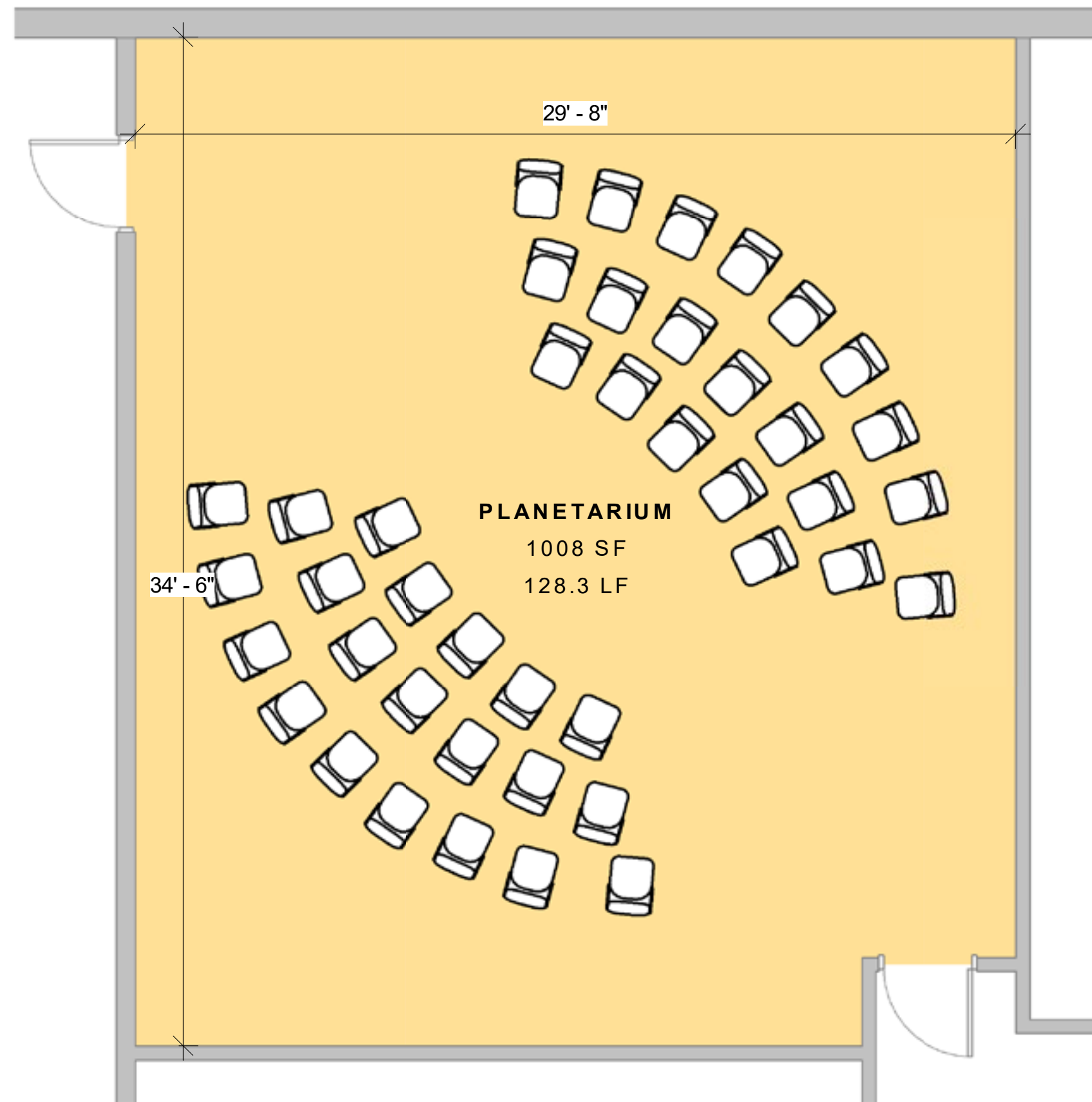




**WEIGHT ROOM TO CLASSROOM CONVERSION
EXISTING CONDITIONS**



**WEIGHT ROOM TO CLASSROOM CONVERSION
REIMAGINED...**



PLANETARIUM UPGRADES



- Replace antiquated projection system
- Paint walls
- Provide new equipment





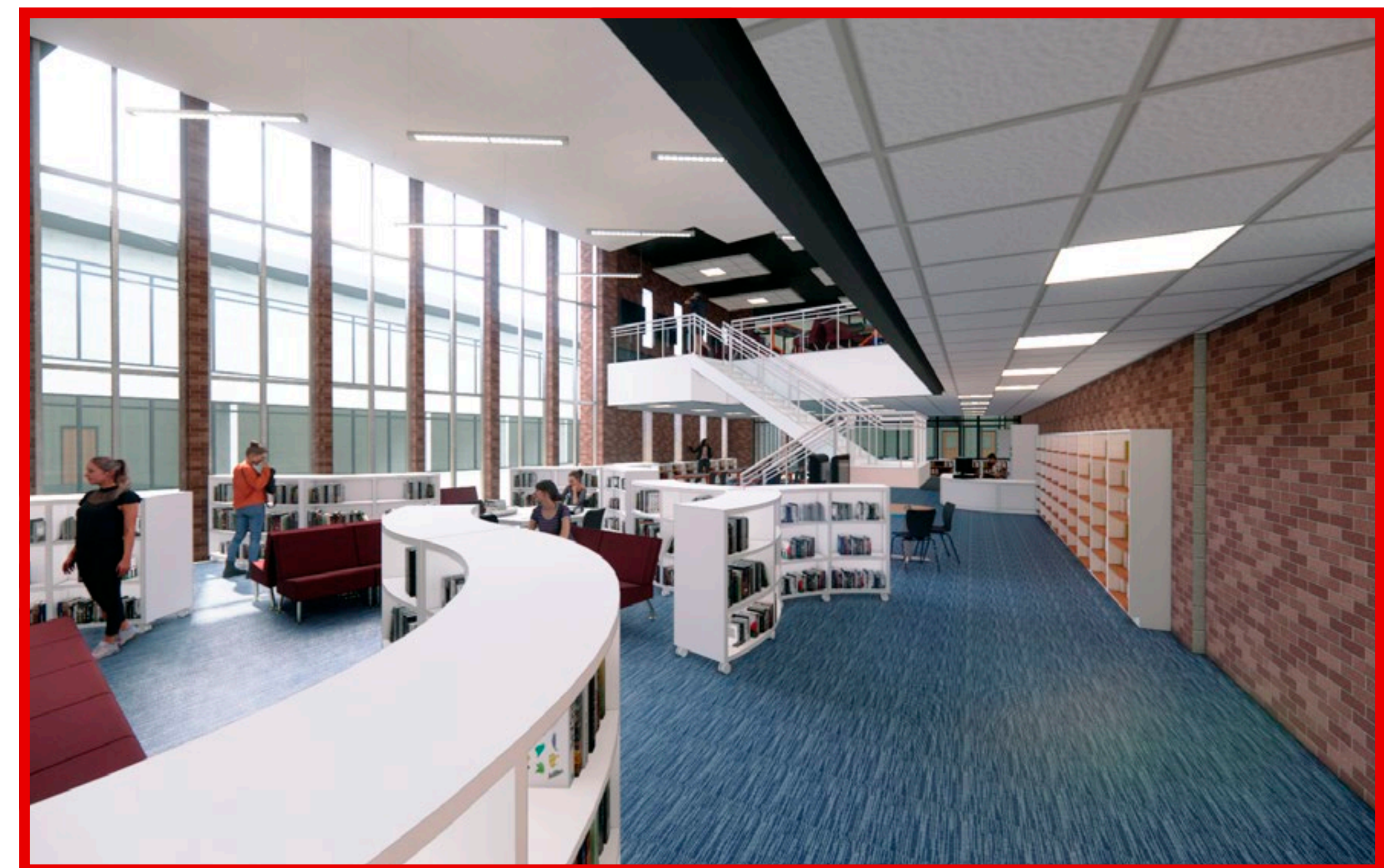
FIRST FLOOR MEDIA CENTER



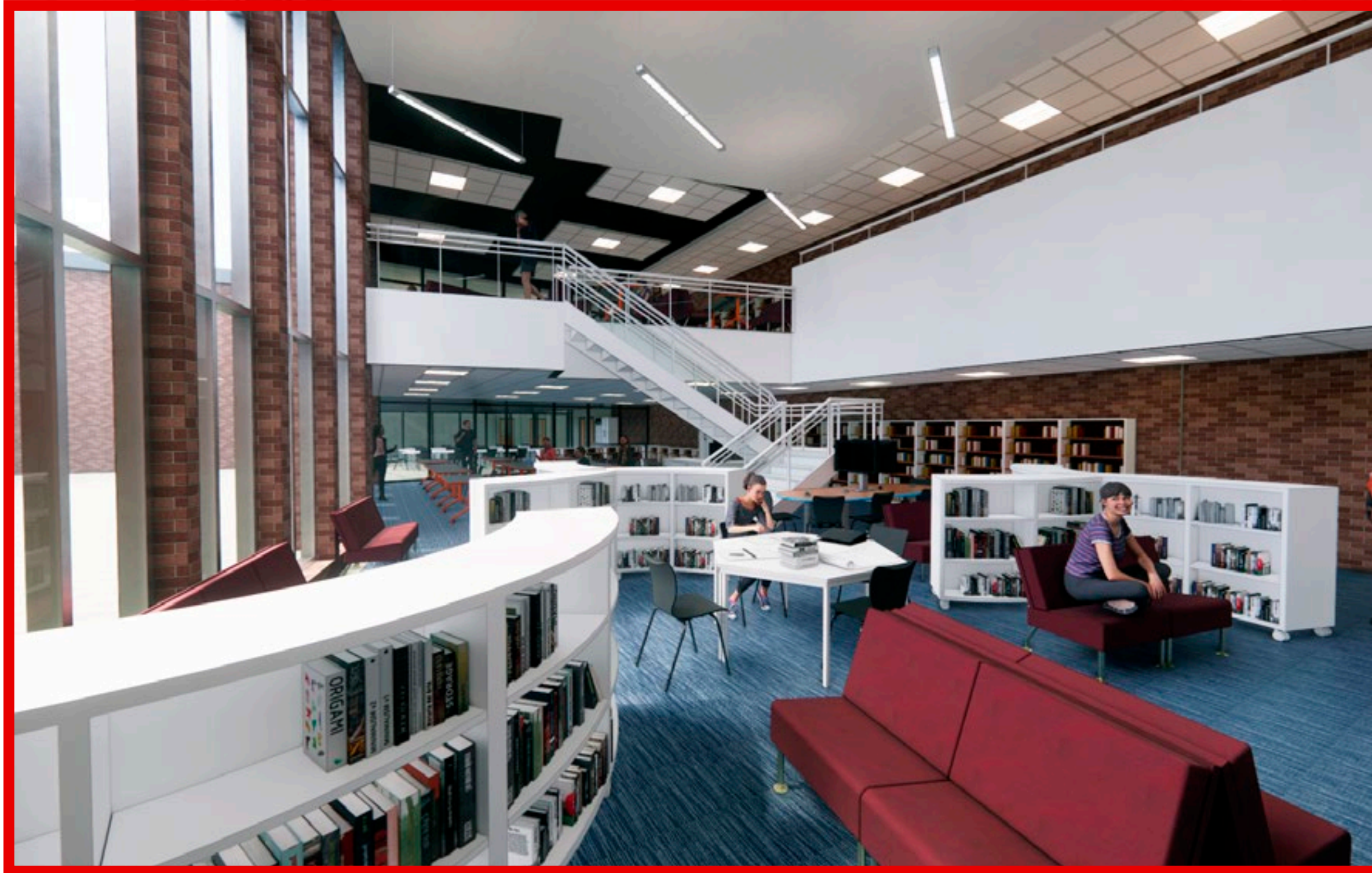
- Create new meeting room / quiet rooms
- Relocate bookstacks to various areas around the library
- New finishes - Ceilings, Flooring, Lighting Accent
- New furnishings / low bookshelves/collaboration tables



MEDIA CENTER – EXISTING CONDITIONS



**NHRHS MEDIA CENTER - FIRST FLOOR ...
REIMAGINED**



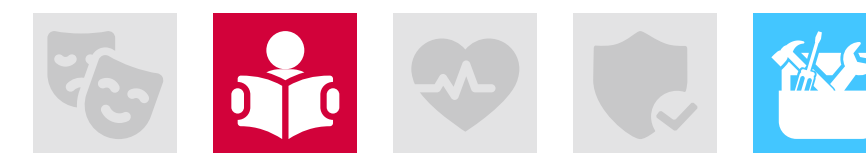
NHRHS MEDIA CENTER ... REIMAGINED



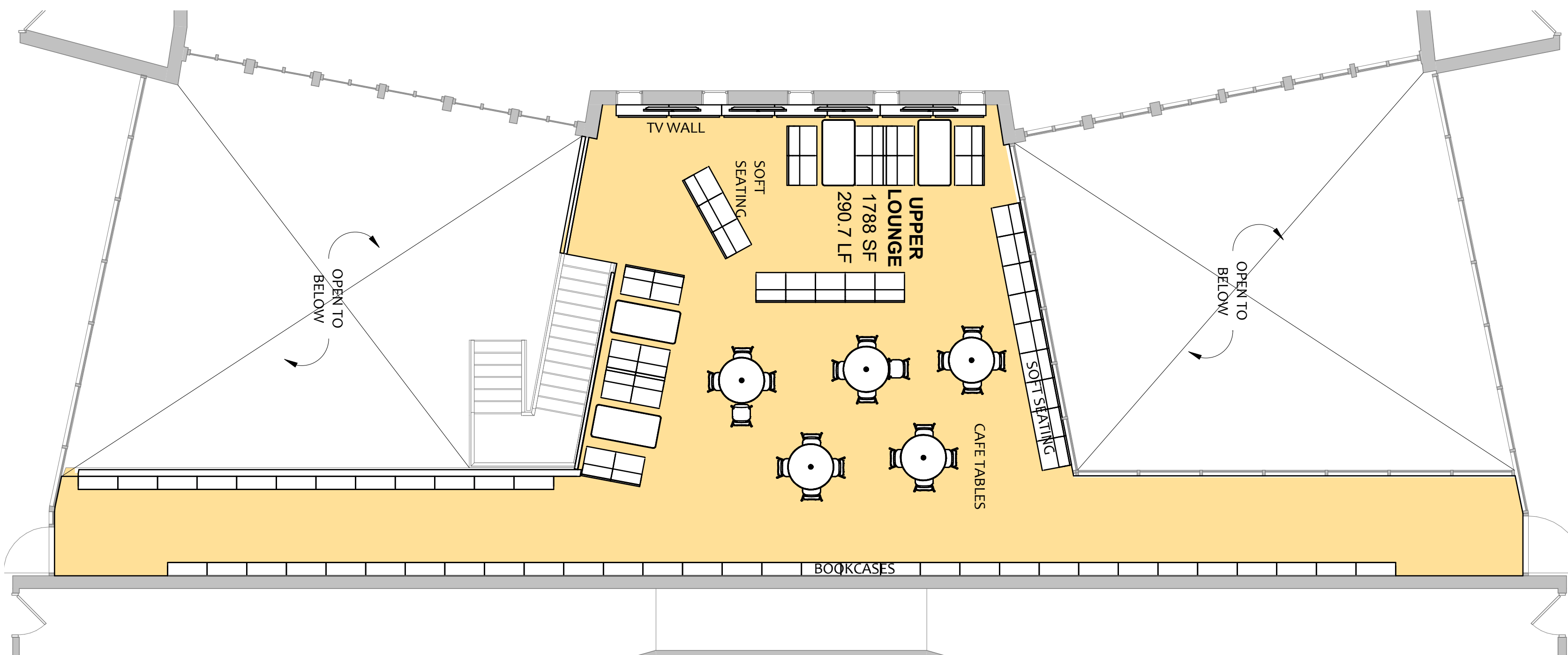
NHRHS MEDIA CENTER ... REIMAGINED



SECOND FLOOR MEDIA CENTER

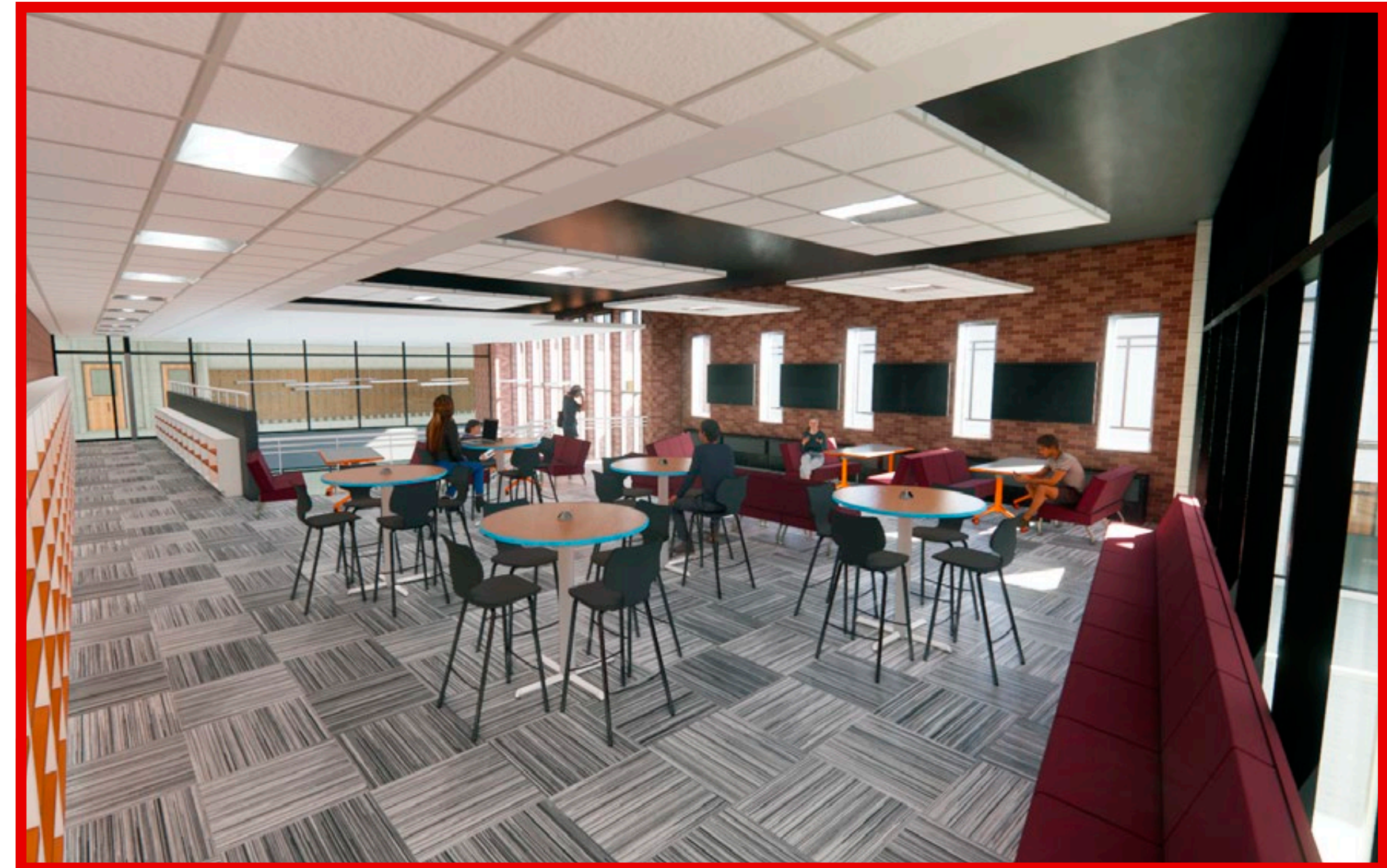


- Create new flexible student lounge / cafe
- Relocate bookstacks to various areas around the library -
- New finishes - Ceilings, Flooring, Lighting Accent
- New furnishings pub tables, re-use soft seating from lower level



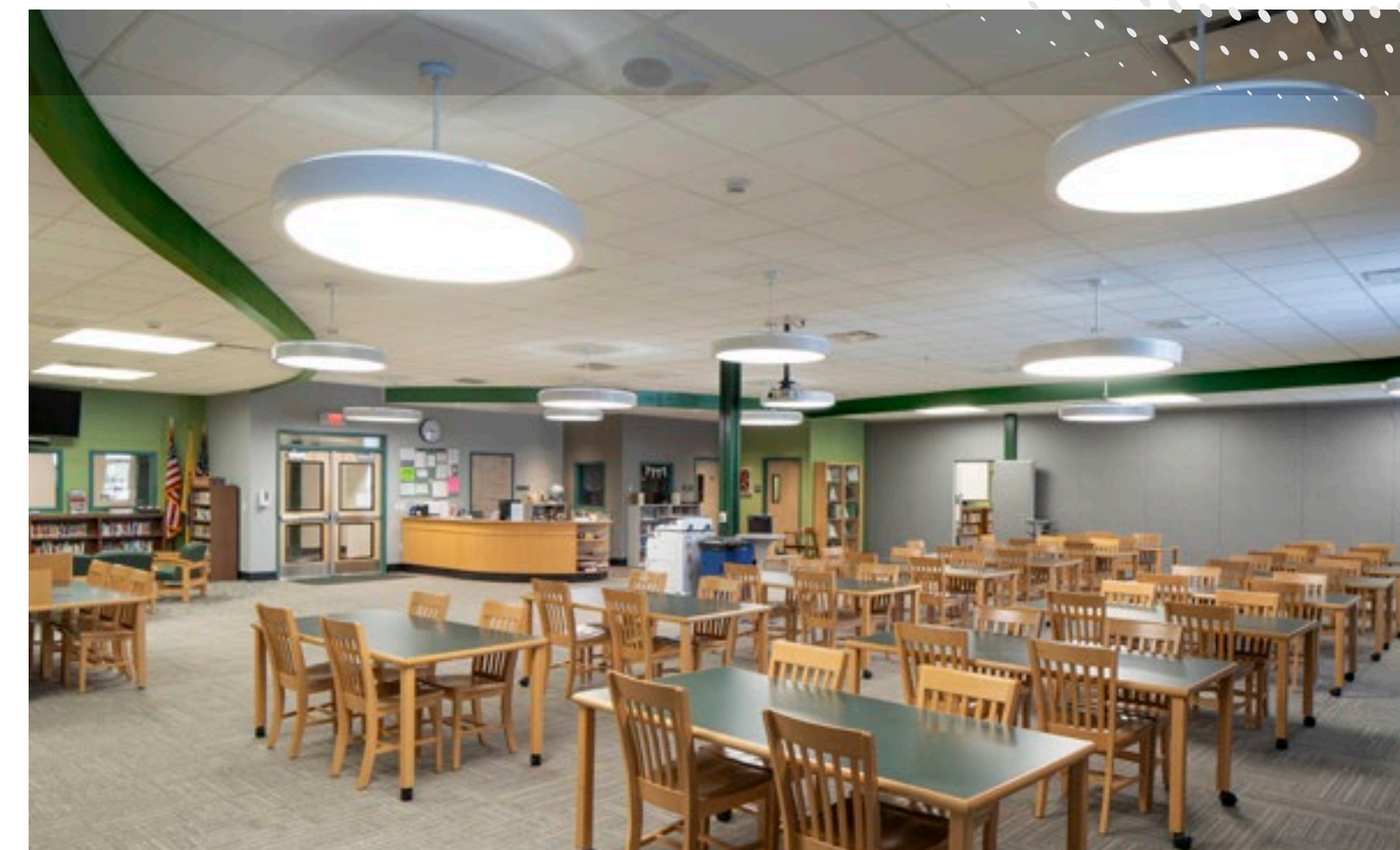


MEDIA CENTER – EXISTING CONDITIONS



**NHRHS MEDIA CENTER - SECOND FLOOR ...
REIMAGINED**

» MEDIA CENTER... REIMAGINED



APPROVED COST PROJECTIONS

» PROJECTED COSTS - REFERENDUM

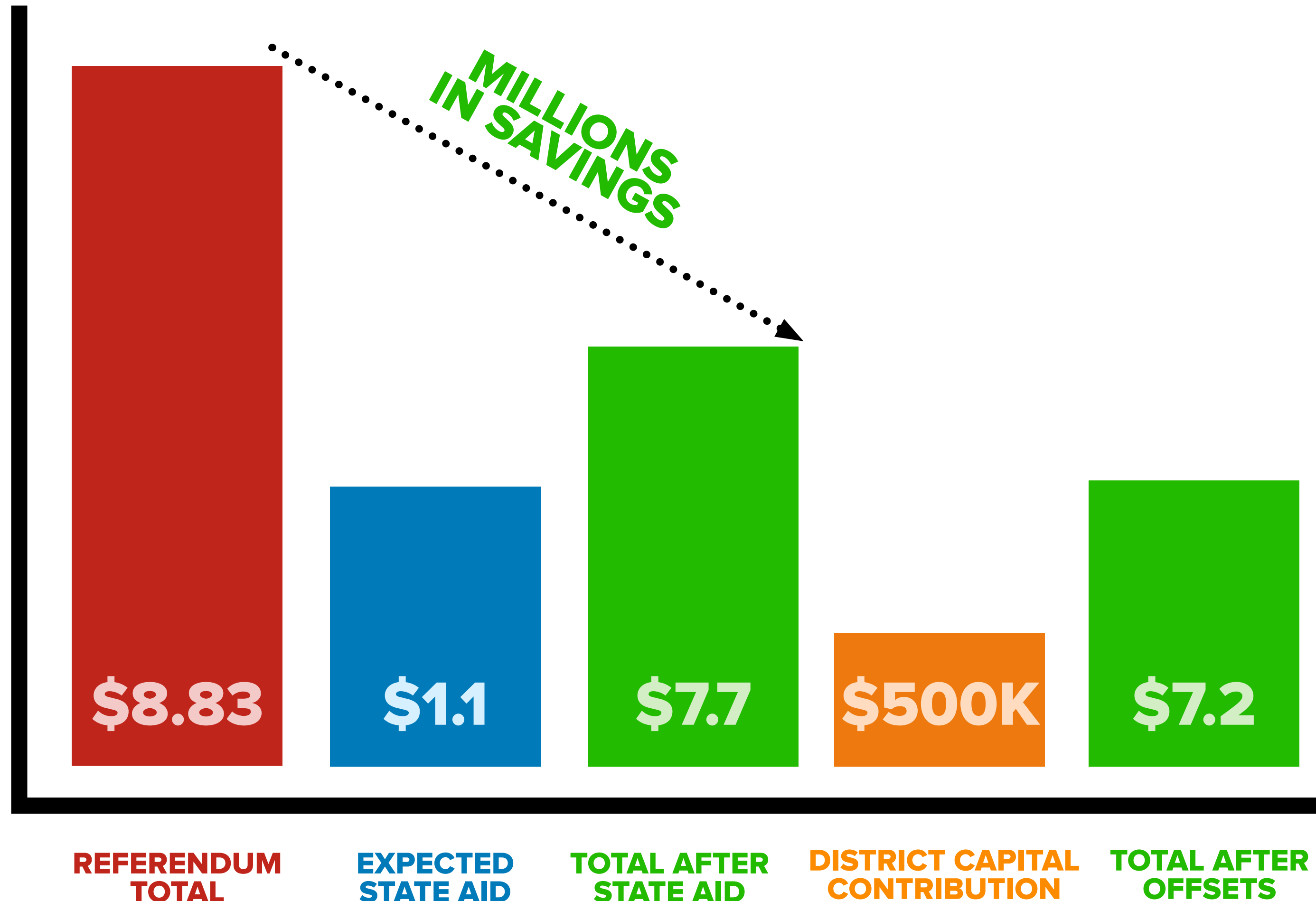
FIELDS, MP FIELD HOUSE, CLASSROOM RENOVATIONS



REFERENDUM BUDGET BREAKDOWN

NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL	TOTAL PROJECT COST	ESTIMATED DEBT SERVICE AID	NET COST AFTER DEBT SERVICE AID
Multipurpose Synthetic Turf Field	\$ 3,133,168.00	\$ 453,449.16	\$ 2,679,718.84
(2) Story MP Field House / Fitness Center	\$ 3,828,054.00	\$ 0.00	\$ 3,828,054.00
Various Capital Projects & Classroom / Media Center Renovations	\$ 1,865,831.00	\$ 634,382.54	\$ 1,231,448.46
TOTAL - CONSTRUCTION & ASSOCIATED WORK	\$ 8,827,053.00	\$ 1,087,831.70	\$ 7,739,221.30

» THE FINAL NUMBERS



**DISTRICT TO CONTRIBUTE
\$500K OUT OF CAPITAL
BUDGET TO FURTHER
REDUCE COST**

- » APPROVED Financial assistance from the state
- » 34% AID on eligible projects (NOT ALL PROJECTS ARE ELIGIBLE)
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

» UNDERSTANDING DEBT SERVICE AID & FUNDING FORMULA IF REFERENDUM PASSES...

EXISTING TAX IMPACT ON THE AVERAGE ASSESSED HOME:*

\$663,957 \$776,083

\$256¹⁵ PER YEAR ALLEDALE	\$313⁸⁸ PER YEAR UPPER SADDLE RIVER
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PROPOSED TAX IMPACT ON THE AVERAGE ASSESSED HOME:*

\$219⁹² PER YEAR ALLEDALE	\$269⁴⁸ PER YEAR USR
\$36.²³ ANNUAL SAVINGS ALLEDALE	\$44⁴⁰ ANNUAL SAVINGS USR

- » The District submitted our Referendum Project to the Department of Education for Approval.
- » We received approval letter providing that the project will receive up to 40% State Funding for eligible projects.
- » The reality is that since 2009 the State has only funded 34% of the eligible costs.

THEREFORE, THE REALITY OF THE BREAKDOWN IS SET FORTH BELOW:

TOTAL APPROVED PROJECT COSTS:	\$ 8,827,053.00
APPROVED DEBT SERVICE AID:	(\$ 1,087,831.70)
(calculated at 34% of \$3,199,505.00 of eligible costs per State letters)	
APPROVED DISTRICT SHARE:	\$ 7,739,221.30
DISTRICT CAPITAL CONTRIBUTION:	(\$ 500,000.00)
REALIZED DISTRICT SHARE:	\$ 7,239,221.30
REDUCTION IN DEBT SERVICE:	\$ 220,388.00

(*The tax impacts have been calculated assuming that the state will only pay 85% of the 40% debt service aid, which equals 34% debt service aid)

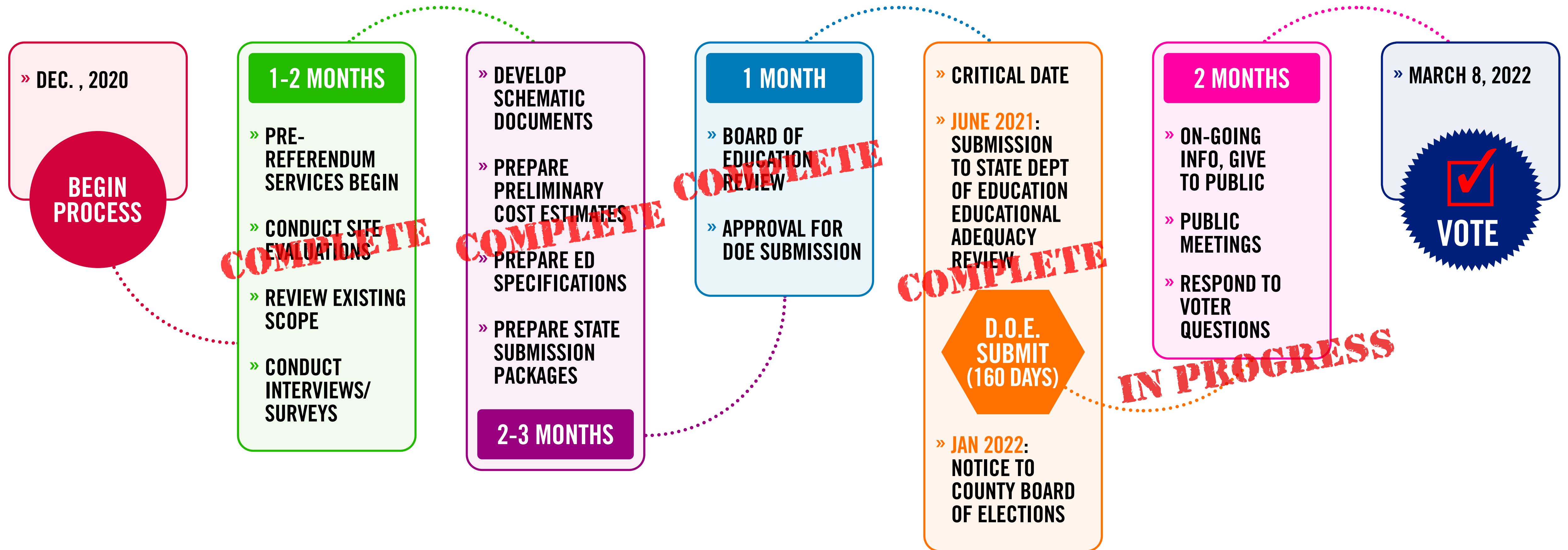
» WHAT DOES MY VOTE MEAN? | F.A.Q.



QUESTION	IF YOU VOTE	YOU GET	TAXES REDUCED
BOND PROPOSAL	YES ✓	<p>\$8.8MM Capital & Classroom Renovations as explained herein. Synthetic Turf Fields & Field House</p> <div><div>Arts</div><div>Learning</div><div>Wellness</div><div>Safety</div><div>Operations</div></div>	<div><div>\$36²³</div><div>ANNUAL SAVINGS ALLENDALE</div></div> <div><div>\$44⁴⁰</div><div>ANNUAL SAVINGS UPPER SADDLE RIVER</div></div>
	NO ✗	<p>Existing facilities remain as they are. No upgrades will be made.</p>	

WHAT'S NEXT?

»» PRE-REFERENDUM TIMELINE



» WHEN AND WHERE DO I VOTE?

F.A.Q.



Q: When and where do I vote?

A: The Referendum is scheduled for **March 8th, 2022.**

A: Polls will be open from **6 a.m. to 8 p.m.**

A: Polling places are as follows:

ALLENDALE BOROUGH ADMINISTRATION BUILDING
500 W CRESCENT AVE, ALLENDALE, NJ 07401

UPPER SADDLE RIVER BOROUGH HALL
376 W SADDLE RIVER RD, UPPER SADDLE RIVER, NJ 07458

NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL
298 HILLSIDE AVE, ALLENDALE, NJ 07401
ROOM #100



Presentation available on the District website
www.northernhighlands.org/referendum