

Mayor and Council of the Borough of Allendale
Work Session Meeting Minutes
April 29, 2021

PRESENT: Mayor Ari Bernstein
(in person)

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

ABSENT: Councilman Steve Sasso

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 on April 29, 2021. However, due to the COVID-19 pandemic, access to the public was provided via GoToMeeting video and teleconferencing only, with adequate notice of same posted for public viewing. The meeting was called to order at 7:00 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."

Closed Session:

21-126/Authorize Closed Session under:

1. Attorney Client Privilege – Updates on 220/230 West Crescent Avenue contract negotiations

Motion by Councilwoman Wilczynski, second by Councilwoman Homan that Resolution 21-126 be and is hereby approved.

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

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

The Mayor and Council went into Closed Executive Session at 7:03 p.m and exited at 7:26 p.m.

Minutes of this meeting were taken and will be released to the public at the time the matter is resolved.

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The Work Session meeting resumed at 7:30 p.m.

Public Comment:

None.

Administration:

A. Agenda Review

Mayor Bernstein thoroughly reviewed the Regular Session agenda starting with an overview of the public hearing for the 2021 Bergen County Open Space application for "Improvements at Crestwood Lake", which Councilwoman Wilczynski will be speaking about during the Regular Session. Mayor Bernstein and Councilwoman Wilczynski both discussed Resolution 21-128 approving Hampshire's application for tax exemption and a financial agreement with the Borough. The PILOT agreement is for the 220 project, which is the residential portion of the project, that the Borough is hoping to close sometime in June. Mayor Bernstein continued with an overview of Ordinance 21-07 that approves a financial agreement with Hampshire Allendale MF Urban Renewal, LLC and Ordinance 21-08 that amends the borough code in response to recently enacted legislation by the State concerning cannabis. Borough Attorney Raymond Wiss shared that the New Jersey League of Municipalities has recommended that this ordinance be adopted until guidelines come from the State of New Jersey. Mayor Bernstein thoroughly reviewed Resolutions 21-129 through 21-143 that appeared on the Consent Agenda. Of note, Resolution 21-137 appoints John Rubino III & Jonathan Huber as full-time dispatchers to fill vacancies and Resolution 21-140 approves a First Amendment to the Amended and Restated Agreement of Purchase of Real Estate between the Borough of Allendale and Hampshire Venture Partners, LLC. Finally, Mayor Bernstein and Councilwoman Wilczynski reviewed Resolutions 21-141 through 21-143 all pertaining to the 220/230 project. Mayor Bernstein noted that on Resolution 21-134 the effective date was changed from May 10th to May 15th.

B. Council Reports

Councilman O'Connell – Public Safety Committee

Councilman O'Connell reported COVID numbers are declining in Allendale and Bergen County but to still be vigilant. Planning has started for a Memorial Day Ceremony and 4th of July Celebration. There have been 4,397 calls to dispatch, 485 "911", 31 fire, and 123 ambulance calls to date. The police continue their training.

Councilman Sasso – Land Use and Construction Code

Councilman Sasso was absent. Mayor Bernstein gave a quick summary of the last Land Use Board meeting.

Councilwoman Homan – Water, Sewer and Public Utilities

Councilwoman Homan reported on the latest Water Committee meeting, going over the different components and updates regarding the water system bid, which is due Friday, May 21st. An informative seminar was attended that identified possible funding mechanisms should the Borough choose to put in a PFAS treatment system

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itself. The Councilwoman announced a 4th virtual public water meeting scheduled to be held on May 4th. She thanked Ron Kistner and Layne Simon for the work they do on repairing and maintaining the water system. She reminded residents that they are not permitted to hook up a sump pump to the sewer system, explaining the high costs to the Borough that are associated with this. She disclosed that the Borough is looking into reinstituting actual checks throughout town to address this issue and invited anyone with questions to contact her. Finally, she thanked the 220/230 team for all the hard work to get to the finish line.

Councilwoman Wilczynski – Facilities, Parks and Recreation

Councilwoman Wilczynski gave an update on the 220/230 project by reviewing the documents on tonight's agenda as well as providing a schedule for the closings and construction timeframes. She updated everyone on Crestwood Lake's preparations and announced that registration starts on Monday. Rates will be increasing slightly to offset increased operational costs. The playground is coming along nicely, and shared that the committee enlisted several children to help pick a playground the kids would enjoy. Anticipated completion will be Memorial Day. She gave an update on the work on the Bandshell, which has been funded by Bergen County Open Space grants and the plan is to have some bands play this year. With the 20th anniversary of 9/11 approaching, residents can purchase pavers at our 9/11 memorial.

Councilman O'Toole – Administration, Finance and Human Resources

Councilman O'Toole gave an update on the Administration, Finance, and Human Resources committee which met last evening. They are moving closer to the introduction of the budget taking some suggestions from the Finance Advisory Committee that allowed for final numbers closer to where the Governing Body would like them to be. Also at the meeting, discussion took place on personnel matters, including replacement of our tax appeal attorney Joann Riccardi who will be retiring at the end of next month, and having an intern or two assist at Borough Hall this summer. Implementation of new cybersecurity measures to fortify our systems against the uncountable number of threats that are faced on a daily basis was also discussed.

Councilman Strauch – Public Works

Councilman Strauch thanked Councilwoman Wilczynski and the entire 220/230 team, as well as recognized the Mayor and Council for having the willingness and the ability to see the benefits of taking control of this key parcel in Allendale for future generations to reap the benefits of a new Borough Hall, Rec Center, and pilot revenue programs. Pothole patching is scheduled for next week and under Rich McDowell's leadership the DPW continues to prepare for Crestwood Lakes's opening. He thanked Bergen County for the use of a bulldozer used to help spread the sand. He reported that the Recycling Center has been very busy and thanked the DPW team that manages that facility. He complimented John Pasquino's maintenance of the fields and announced that Ron Kistner and Borough Engineer Mike Vreeland are going to be putting together the list for the 2021 paving program.

Mayor's Report:

Mayor Bernstein gave the following address to the public:

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We are encouraged by the declining COVID cases in both Allendale and Bergen County, as well as the loosening of more restrictions by the State. Just today, there were guidelines put out on end of year school activities, and on May 10th, outdoor gathering limits increase to 500 people and indoor will be at 50% with a 250-person limit. We'll keep you informed, through our website www.allendalenj.gov, as updates are released from the State.

Here in Allendale, we are excited that our parks are open for recreation and that Crestwood Lake will be opening on May 29th. We have also formed a committee to plan our Memorial Day remembrance ceremony and I will have more information on that for the next meeting. We are trying to make sure that what we're doing is safe for everyone is also consistent with the CDC and the state restrictions and guidelines. I would just like to encourage everyone to remain committed to safe, healthy practices. On a positive note, vaccines are becoming more readily available with the Meadowlands megasite and the New Bridge Medical Center both now offering walk-in vaccinations with no appointment necessary.

On May 15th, the BCUA will be having their Household Hazardous Waste Collection event at Campgaw. Visit bcua.org for all the details.

On May 22nd, we will be having our annual Free Paper Shredding Day, which is sponsored by the BCUA. This year, it will be taking place at Crestwood Park from 9am to 1pm. Details of this event can soon be found on our website allendalenj.gov.

Also on May 22nd, the Board of Health will be having a rabies clinic as well as the Clerk's Office will be onsite to process Crestwood registrations, Compost Permits, Pet Licensing and other constituent services.

On May 12th, the Garden Club will celebrate their 100th Anniversary so at our May 13th meeting we will celebrate this milestone as well as recognize their commitment to beautifying our community. We will also present a proclamation to the Allendale Community for Senior Living in recognition of their contributions to our community during National Nursing Home Week.

Staff Report:

Due to time constraints, the balance of the reports were given in the Regular Session.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman O'Toole, second by Councilwoman Homan, and unanimously carried, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Michelle Ryan
Acting Municipal Clerk

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

DATE: 04/29/2021

RESOLUTION# 21-126

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

Carried ☐ Defeated ☐ Tabled ☐

Approved on Consent Agenda ☐


AUTHORIZATION TO ENTER INTO CLOSED EXECUTIVE SESSION

BE IT RESOLVED that in compliance with N.J.S.A. 10:4-12, the Mayor and Council of the Borough of Allendale entered into Closed Executive Session to discuss the following matters:

- A. Attorney-Client Privilege/Negotiations: Update on 220/230 West Crescent Avenue Negotiations

BE IT FURTHER RESOLVED that Minutes will be taken of the meeting and released to the public at the time that the matter is resolved.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on April 29, 2021.


Michelle Ryan
Acting Municipal Clerk