



**BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
MEETING MINUTES
FOR
THURSDAY,
APRIL 10, 2025
7:00 P.M.**

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
April 10, 2025 – 7:00 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 April 10, 2025. The meeting was called to order at 7:00 pm by Mayor Amy Wilczynski.

Dottie Blitzer, 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 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 April 4, 2025, 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.”

The roll call was recorded as follows:

	Present	Absent
Councilman Yaccarino	✓	
Councilman O’Toole	✓	
Councilwoman Homan		✓
Councilwoman Lovisolo	✓	
Councilman Daloisio		✓
Councilman O’Connell	✓	
Mayor Wilczynski	✓	

A quorum was met.

The following were also present: Ray Wiss, Esq., Borough Attorney
Dottie Blitzer, Acting Municipal Clerk
Michael Dillon, Police Chief

Mayor Amy Wilczynski led the salute to the flag.

APPROVAL OF MINUTES: March 13, 2025 Work and Regular Session

The vote was recorded, and a roll call was conducted as follows:

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino		✓	✓			
Councilman O’Toole			✓			
Councilwoman Homan						✓
Councilwoman Lovisolo	✓		✓			
Councilman Daloisio						✓
Councilman O’Connell			✓			

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
April 10, 2025 – 7:00 p.m.**

PRESENTATION: A Proclamation Recognizing April 9, 2025 as Education & Sharing Day in the Borough of Allendale.

Mayor Wilczynski read the Proclamation:

**A PROCLAMATION RECOGNIZING APRIL 9, 2025
AS EDUCATION & SHARING DAY IN THE BOROUGH OF ALLENDALE**

WHEREAS, the basis for the continuity of any society is education; and in the great state of New Jersey the education of our youth is a priority; and

WHEREAS, in order to achieve its highest goals, education must not only impart knowledge but also teach the students how to live, forming and strengthening their moral character to make a better life for themselves as individuals and for society as a whole; imparting moral and ethical values that have been the bedrock of society since the dawn of civilization, including the values known as the Seven Noahide Laws; and

WHEREAS, a global spiritual leader and leading advocate for the advancement of education, the Rebbe, Rabbi Menachem M. Schneerson, of righteous memory, stressed that a moral and ethical education empowers every individual to develop their full potential in making the world a better place; and

WHEREAS, such an education can nurture the unity of diverse people through encouraging increased acts of goodness and kindness, imbued with the awareness that even a single positive act of an individual can change the world and usher in an era of global peace; and

WHEREAS, April 9, 2025, will mark 123 years since the Rebbe's birth, and this year marks the 75th anniversary of his leadership of the Chabad-Lubavitch movement. "Chabad" is an acronym of three Hebrew words for "wisdom, understanding and knowledge." The name "Lubavitch" comes from the city which served as the movement's headquarters for over a century and means city of love. Of all the ethical values which inform our civilization, none is more important than love – love of wisdom, love of our fellowman, and love of our Creator. These values, have guided the Chabad-Lubavitch movement throughout its history, and are the essence of education at its best, and we should be certain to pass on this precious heritage to all young Americans; and

WHEREAS, "Education & Sharing Day" is observed each year on the Rebbe's birthday in recognition of his outstanding and lasting contributions toward the improvement of education, morality, and acts of charity around the world; a day to pause and reflect on our responsibility to ensure our youth have the foundation necessary to lead lives rich in purpose and fulfillment through service and good works; and

NOW, THEREFORE, I, Amy Wilczynski, Mayor of the Borough of Allendale, do hereby proclaim Wednesday, April 9, 2025, to be: **EDUCATION AND SHARING DAY** in the Borough of Allendale, New Jersey and call upon everyone to work together to create a better, brighter, and more promising future for all.

IN WITNESS, WHEREOF, I have hereunto set my hand and caused the Great Seal of the Borough of Allendale, New Jersey to be affixed at the Borough Hall this ninth day of April in the year two thousand and twenty-five.

**Mayor and Council of the Borough of Allendale
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AGENDA REVIEW:

Mayor Wilczynski reviewed the agenda which consisted of:

- A Re-Introduction of Ordinance 25-07A.
 - Mayor Wilczynski stated that we are amending our building code for accessory structures. Currently, right now our side yard for accessory structures is only seven feet. We have a lot of residents building massive two-story buildings. In order to keep proper space and the character of the town, we're just amending the ordinance to have a little more space between accessory structures and their neighbor's yard.
- Resolution 25-114, Resolution Authorizing the Borough of Allendale to Submit a Grant application to the 2025 Bergen County Open Space Trust Fund for Municipal Park Improvements–Crestwood Park Improvements, Tennis Court.
 - Mayor Wilczynski stated that we will be going in for our second grant for the tennis court rehabilitation at Crestwood Lake.
- Consent Agenda Items 25-115 through 25-123, which included:

- RES 25-115: Approval of Payment No. 3 For NJ MA-22 & MA-23 Allendale Streetscape Project Phase V & VI – A.A. Berms LLC.
- RES 25-116: Approve Change Order Number Four AB Contracting, LLC Crestwood Park Concession Stand.
- RES 25-117: Approval of Contract for providing assistance for annual Re-Assessment of Commercial Property For Tax Equalization Purposes.
- RES 25-118: Resolution of the council of the Borough of Allendale Authorizing Special Affordable Housing Counsel to Enter into an Agreement with The New Jersey Builder's Association and Fair Share Housing Center to Fix The Borough's Round 4 Prospective Need Number at 200.
- RES 25-119: Establish 2025 fees for Crestwood Lake season and Red Barn.
- RES 25-120: Approval of April 10, 2025 List of Bills.
- RES 25-121: Authorizing Emergency Temporary Budget Appropriations.
- RES 25-122: Authorizing Maintenance Work By Resident At 36 Rozmus Court.
- RES 25-123: Consent Order Allowing The Borough To Spend \$90,000 From Its Affordable Housing Trust Fund To Rehabilitate Property Located At 98 Elm.

Mayor Wilczynski also mentioned Resolution 25-124, Authorize hiring of Police Officer – Anthony Cardoniga.

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PUBLIC COMMENT ON AGENDA ITEMS ONLY:

Walter Widmer, 38 Hamilton Street, Allendale, stated that there are so many items on the agenda that he doesn't understand. Mayor Wiczynski stated that the Fair Share Housing piece is extremely complicated, but I'm happy to sit down and talk to you about it. Mr. Widmer asked how much available land we have. Mayor Wilczynski stated we have about seven acres she believes. It's not available; there's buildings on it, but it's buildings with open space and they count that. They look at a big map of green areas and they say you can build on here. Fair Share Housing is an advocacy group that is not elected, but they have a lot of power.

No one else from the public came forward.

INTRODUCTION OF ORDINANCES:

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

ORDINANCE 25-07A: AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, ACCESSORY BUILDINGS, CHAPTER 270-14(A).

The vote was recorded, and a roll call was conducted as follows:

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino	✓		✓			
Councilman O'Toole			✓			
Councilwoman Homan						✓
Councilwoman Lovisolo		✓	✓			
Councilman Daloisio						✓
Councilman O'Connell			✓			

(See Ordinance 25-07A attached and made a part hereof)

The Acting Municipal Clerk read into the record the following: "Ordinance 25-07A has been introduced upon first reading and will be published in the April 2, 2025 edition of the Record and will be taken up for further consideration and final passage at the meeting of the Mayor and Council on Thursday, April 24, 2025 at 7:00 pm or soon thereafter."

RESOLUTIONS:

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

A. Bergen County Open Space Grant Application – 2025 Bergen County Open Space Trust Fund Grant. Application for the following project – Crestwood Park Improvements: "Tennis Court Rehabilitation".

1. Public comments on Grant Application.

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2. **RES 25-114:** Resolution Authorizing the Borough of Allendale to Submit a Grant application to the 2025 Bergen County Open Space Trust Fund for Municipal Park Improvements–Crestwood Park Improvements: Tennis Court.

The vote was recorded, and a roll call was conducted as follows:

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino	✓		✓			
Councilman O'Toole		✓	✓			
Councilwoman Homan						✓
Councilwoman Lovisolo			✓			
Councilman Daloisio						✓
Councilman O'Connell			✓			

(See Resolution 25-114 attached and made a part hereof)

APPROVAL OF CONSENT AGENDA:

The vote was recorded, and a roll call was conducted as follows:

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino	✓		✓			
Councilman O'Toole			✓			
Councilwoman Homan						✓
Councilwoman Lovisolo			✓			
Councilman Daloisio						✓
Councilman O'Connell		✓	✓			

(See Resolution 25-115 through 25-123 attached and made a part hereof)

ADMINISTRATION:

Council Committee Reports

Councilman Yaccarino, Facilities, Parks and Recreation/ Land Use and Construction Code, stated there were a couple things that the mayor had already pointed out on the agenda. Most excitingly is the Grant application for the Crestwood Park tennis courts. I've talked about this in the past. We're looking to work with engineering in the near future to really perform a full rehab of the tennis courts, working with the recreation commission.

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We brought up at their last meeting to get some thoughts in terms of how we can best use that space and what's being used and how we can best take advantage of that. The Mayor also mentioned we continue to have our bi-weekly huddles for the concession stand which is moving along. It really does look nice so far. If you're up in the area, please look at it. We're really moving at a good pace. That will be ready for this summer.

If you've driven passed Brookside School, Field 3, right outside the entrance to borough hall, in our partnership with the Allendale Recreation Commission we received a full rehabilitation of the field pretty much end to end this week. It looks phenomenal. Our fields with DPW will receive a lot more maintenance as we start our field maintenance program. We're excited to get our fields in top shape. Other than that, I'll leave it there for tonight.

Councilman Matthew O'Toole, Public Safety, stated that the Public Safety Committee had a very productive and lengthy meeting last evening. We discussed some residents' concerns which were sent to us via email, and I was happy to be able to get back to those residents this afternoon. We also talked about things like logistics for upcoming events like the ARC 5K in October. Our recently implemented five-minute parking spot downtown seems to be working very well. I noticed a few vehicles double-parked in the travel lane and handicap spot with their four-way flashers on as to just run in to pick up their orders from the restaurants. Just a reminder there's plenty of parking downtown in the lot by the Holiday Observer's tree. More signage is forthcoming on that, but the space is there.

Finally, we are thrilled this evening to swear in Anthony Cardoniga as the newest member of the APD. Anthony, welcome. We know you're a great addition to the force and the residents will be as happy to have you on the force as those of us who had a chance to get to know you a little bit. Congratulations. We're happy you're here.

Councilwoman Susanne Lovisolo, Finance, Human Resources, Administration and Information Technology, Land Use and Construction Code, congratulated to our new officer. Welcome to the Allendale team. As the mayor has said this really is the best part of our meetings when we get to celebrate some exceptional new talent.

Finance, HR, Admin and IT, our budget newsletter is going out very shortly. Allendale has exceeded expectations, and we remain completely fiscally conservative. It's a good-looking budget. Unfortunately, it's one of the handful of meetings I've missed in four years, but I'll be missing our adoption of the budget at our next council meeting. That will be a good meeting to come to for people interested in finding out more about our budget. We've started the process of looking at our capital requests.

Regarding Land Use, there's a lot going on. The restaurants in town are starting to submit their outdoor dining plans to us. As a reminder to our restaurants, you cannot put out your tables and chairs until your application for outdoor dining has been approved by Anthony Hackett. All tables and chairs must appear on your sketch of your outdoor plan. We've been updating our filming fees for companies interested in using Allendale as a possible shoot location. We continue to address individual property issues and challenges.

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Things that have been going on since our last mayor and council meeting, the Green Team met. We're gearing up for our spring cleanup, Environmental Day, on Saturday, May 3rd.

We will have our usual collections for recycling including electronics and styrofoam as well as our paper shredding. A little cleanup is going to be taking place in town in conjunction with Northern Highland students.

As the mayor mentioned, we settled our fourth-round numbers. Just a reminder for election if you care about fighting the overdevelopment of our small towns in New Jersey please make sure you look at where your candidates stand on these types of numbers. The Mayor and I met with Mr. Beckerman from the high school to hear about their budget proposal for the year. I attended the department head meeting that the mayor has started, which is always a great thing. It gives us an opportunity to get together with our department heads, our construction, DPW, Finance, clerk's office, our police and our library.

Our Shade Tree Committee met at the community center. Currently, we have three members with experience. We were also joined by the mayor and Councilman Yaccarino. As many of you know, we used to have a shade tree commission in town. It kind of petered out as people moved and retired. The commission was replaced by a hired tree expert, an arborist, but many of us felt strongly about having a few residents assist in some of the tree-related endeavors that we face in town. We do have a committee that's up and running. We will be reviewing our code as it pertains to trees and shade trees and making some suggestions to that. We will also be looking for opportunities to enhance our borough with planting suggestions as well as tree removal and pruning suggestions. The committee also submitted a sketch idea for the entrance and path to Crestwood. And while we don't have the budget for that this year, it is something we are looking forward to doing in the near future.

We met with some of the members of the holiday observers, and they are getting ready for our nation's 250th celebration next year. We are encouraging our residents, organizations and businesses to think of some events they may want to add to the calendar for 2026.

And, finally, regarding the library, for adults this month we have the first of our cultural music programs, music from China at the community center on Sunday, April 13th. There will be a total of four programs throughout the year that are funded by a Bergen County Arts grant. The library is also featuring a health education program, healthy eating on a budget, on April 23rd and a scrapbooking workshop on the 30th. This week is library week and the theme this year is drawing to the library. On Friday, the library is having a program for the kids where they will draw comics expressing what they like best about the library. Next week the library is hosting the second of their snack around the world series programs. The kids learn about the country through their snacks that they get to sample and make a craft related to that country. This month the featured country is Peru. On April 24th, the library is having a very special event. The children's assistant is Anna Kang releasing her 12th Children's picture book, So-Hee and Lowy. The library is excited to be hosting story time where Anna will read her book, and the children will make a cute snake that looks like Lowy. The library will also be hosting newcomers to town, another newcomer's event where you get to mingle with new families in town and people just looking to meet and hang out can also attend that as well. I think that's in May.

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Councilman Edward O’Connell, Facilities, Parks and Recreation, stated that I’m continuing to help the three scouts try to obtain their eagle scout project. I was honored to attend Westpoint for Charlie Perruzzi’s eagle scout award with Chief Dillon and the mayor.

I was wow’ d when all the eagles came up, over 50 eagles, and a room filled with 170 people. It was quite impressive. I was happy to go. The Holiday Observers Easter Egg Hunt scheduled for Saturday will now be Sunday at 2:00 p.m.

Finally, I enjoyed myself at AVAC Scavenger Hunt. I suggest everybody attend because we were laughing most of the time during that event.

Councilman Joseph Daloisio, Public Works & Public Utility/ Public Safety was absent.

Councilwoman Elizabeth Homan, Finance, Human Resources, Administration and Information Technology, Public Works & Public Utility, was absent.

Staff Reports:

Dottie Blitzer, Administrative Assistant/Acting Municipal Clerk, stated April 29th is the beginning of Crestwood Lake registration. The Municipal Clerk will have late nights on May 8th and May 20th. May 20th is the last day to register to vote in the Primary Election. May 20th will also be the Satellite Clerk at the community center from 10 a.m. to 2 p.m.

Michael Dillon, Police Chief, stated it’s another great night for our department in the borough. Thank you for your unwavering support to our officers and staff. I’m looking forward to seeing our department continue to grow and know that Anthony will be welcomed by our residents and a great fit for our community.

Todd Griffiths, Police Lieutenant, stated that he echoes what the Police Chief said.

Andrew Agugliaro, DPW Superintendent, was not present.

Ray Wiss, Borough Attorney, stated in addition to working with the administrator and clerk on various items, some of which are on tonight’s agenda, most of the last two weeks were involved. Unfortunately, the litigation and plea litigation matters, more specifically, today we had a two-hour oral argument on an Order to Show Cause involving the Avalon project which is a 275-unit project on Allendale’s border located in Saddle River. Saddle River, as you may know, does not have its own sewer system. This developer is litigating with us over its ability or right to use our system as part of its development. The Judge has basically reserved all decision on it. He’s looking for some supplemental engineering submissions and will probably put us back on his calendar in about 30 days down the road. Relatedly, we’ve been involved with another developer in Saddle River that has two projects on the board. About 100 additional units, all of which are likewise seeking to use Allendale’s sewer system as part of their development. It’s in the discussion stages, but, it could also wind up similar to the Avalon project in litigation mode in the near future.

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We also have an issue involving our water treatment facility for PFAS involving one of the local residents in the placement of that facility. That matter is also in litigation now involving both the borough and Veolia. We have our ongoing work with Veolia with respect to implementation of the contract of sale and easements and things related thereto.

MAYOR'S REPORT:

Mayor Wilczynski stated that the community center is doing great. Borough hall has been amazing to facilitate the opening and running of this. We're starting to have some community programs. One is going to be a passport program where people can come and get their passports. Another one is we're going to have specialists come teaching residents how to do their wills. Two very important topics.

I look forward in the next session to welcoming Anthony Cardoniga.

We talked all about our affordable housing and all the issues that we're having with that, but Allendale remains committed to being compliant. We remain committed to supplying affordable housing and we remain committed to trying to protect Allendale and the character of Allendale the best that we can. I want to also thank all the police officers for your support tonight.

NEW BUSINESS:

SWEARING IN OF POLICE OFFICER:

A. RES 25-124: Authorize hiring of Police Officer – Anthony Cardoniga

The vote was recorded, and a roll call was conducted as follows:

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino			✓			
Councilman O'Toole	✓		✓			
Councilwoman Homan						✓
Councilwoman Lovisolo			✓			
Councilman Daloisio						✓
Councilman O'Connell		✓	✓			

Mayor Wilczynski Administered the Oath of Office to Police Officer Anthony Cardoniga. Photos were taken.

PUBLIC COMMENT ON ANY MATTER:

Acting Clerk, Dottie Blitzer, stated that a resident sent an email to mention their support for what was mentioned at the last council meeting with the six-foot fences. Mayor Wilczynski said we have that on the Land Use Committee agenda to talk about. We'll review that ordinance.

**Mayor and Council of the Borough of Allendale
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Walter Widmer, 38 Hamilton Street, Allendale stated that all the complaints I had about the hum, I want to compliment you for getting rid of it.

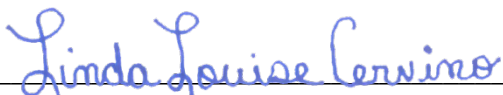
No one else from the public came forward.

UNFINISHED BUSINESS: None.

ADJOURNMENT:

There being no further business to come before the Mayor and Council, on a motion by Councilman O'Connell, second by Councilman O'Toole and unanimously carried, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC
Municipal Clerk

04/24/2025

Date Approved

BOROUGH OF ALLENDALE
COUNTY OF BERGEN
STATE OF NEW JERSEY

ORDINANCE # 25-07A

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE
THE CODE OF THE BOROUGH OF ALLENDALE,
ACCESSORY BUILDINGS, CHAPTER 270-14(A)

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 270-14(A) of the Code of the Borough of Allendale, be and hereby is amended, supplemented and revised to add the following provision to said Chapter:

- A. Unless otherwise provided herein, no accessory building shall be built on any lot on which there is no principal building or structure. No accessory building shall exceed 21 feet in height, except in the industrial zone district, accessory buildings shall be at least 10 feet from any principal building situated on the same lot unless an integral part thereof; at least six feet from any other accessory building; and be at least a distance equal to the height to all other lot lines. The requirements of Article XV and Article XVI of this chapter shall apply to accessory buildings in the industrial zone district. **Farms shall be exempt from these requirements.**

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 270 shall remain in full force and effect as previously adopted.

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino	✓		✓			
Councilman O'Toole			✓			
Councilwoman Homan						✓
Councilwoman Lovisolo		✓	✓			
Councilman Daloisio						✓
Councilman O'Connell			✓			
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 April 10, 2025.


Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-114

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

☒ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**BOROUGH OF ALLENDALE
RESOLUTION AUTHORIZING THE BOROUGH OF ALLENDALE TO SUBMIT A
GRANT APPLICATION TO THE 2025 BERGEN COUNTY OPEN SPACE TRUST
FUND FOR MUNICIPAL PARK IMPROVEMENTS**

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("County Trust Fund") provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Borough of Allendale desires to further the public interest by obtaining a matching grant of approximately \$164,412.50 from the County Trust Fund to fund improvements to Crestwood Lake including the resurfacing of the tennis courts.

WHEREAS, the Mayor and Council of the Borough of Allendale has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the Mayor and Council of the Borough of Allendale held the required Public Hearing to receive public comments on the proposed park improvements in the application on April 10, 2025; and,

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

DATE: 04/10/2025

RESOLUTION# 25-114

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

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

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of April 25, 2025, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council have, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That the Mayor and Council is committed to providing a dollar-for-dollar cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Mayor and Council agree to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect 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 April 10, 2025.



Dottie Blitzer
Acting Municipal Clerk



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

DATE: 04/10/2025

RESOLUTION# 25-115

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

**APPROVAL OF PAYMENT NO. 3 FOR NJ MA-22 & MA-23
ALLENDALE STREETSCAPE PROJECT PHASE V & VI - A.A. BERMS LLC**

BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, Bergen County, New Jersey that the contract for the MA 22-23 Allendale Streetscape Project - Phases V & VI (NJDOT Funded) is currently in construction by A.A. Berms LLC, PO Box 180, Belleville, New Jersey 07109 in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 3 in the amount of One Hundred Seventy-Six Thousand, Nine Hundred Eight Dollars and Twenty-Five Cents (\$176,908.25) is hereby approved.

This Resolution to take effect 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 April 10, 2025.



Dottie Blitzer
Acting Municipal Clerk



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

DATE: 04/10/2025

RESOLUTION# 25-116

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

**APPROVE CHANGE ORDER NUMBER FOUR
AB CONTRACTING, LLC- CRESTWOOD PARK CONCESSION STAND**

WHEREAS, the Contractor, AB Contracting, LLC, has requested that certain changes are needed for the Crestwood Park Concession Stand; and


WHEREAS, a net increase of \$71,345.18 will result from PCO 7R- Re-Design; 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 Four resulting in an increase of \$71,345.18, a 11.02% increase in the original contracted amount, be approved for the Crestwood Park Concession Stand, resulting in a new contract amount of \$937,317.22.

BE IT FURTHER RESOLVED that Change Order Number Four in the increased amount of \$937,317.22 be approved for AB Contracting, LLC, 10 West Thomas Street, Wharton, New Jersey 07885.

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-117

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

APPROVAL OF CONTRACT FOR PROVIDING A REASSESSMENT OF ALL REAL
PROPERTY FOR TAX EQUALIZATION PURPOSES – APPRAISAL SYSTEMS, INC.

WHEREAS, the Borough is engaged in a program to annually reassess all the lands, buildings and improvements contained within the boundaries of the Borough and has engaged the services of Appraisal Systems, Inc., to render necessary specialized professional services of advice and assistance; and

WHEREAS, Appraisal Systems, Inc., of 264 South Street, Building 2, Suite 1B, Morristown, New Jersey 07960, will assist the Borough Tax Assessor to complete a reassessment as prescribed by N.J.S.A. 54:1-35.35; and

WHEREAS, the Bergen County Board of Taxation and the Director of the Division of Taxation, State of New Jersey, have granted approval for reassessment program set begin October 1, 2025 to be effective for the tax year 2026; and

The reassessment program will begin as of October 1, 2025 for the 2026 tax year and continue as of October 1, 2026 to be effective for the tax year 2027; October 1, 2027 to be effective for the tax year 2028; October 1, 2028 to be effective for the tax year 2029; and October 1, 2029 to be effective for the tax year 2030; and

WHEREAS, the Borough of Allendale agrees to pay the sum of Forty-Five Thousand Dollars (\$45,000.00) each year in the five-year cycle.

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 a contract with Appraisal Systems, Inc., in an amount not to exceed Two Hundred and Twenty-

RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 04/10/2025

RESOLUTION# 25-117

Five Thousand Dollars (\$225,000.00) to provide assistance for the reassessment of all real property for tax equalization purposes; and

BE IT FURTHER RESOLVED that the Mayor, Acting Municipal Clerk, Borough Attorney, CFO and Tax Assessor are authorized to take all appropriate actions necessary to effectuate this Resolution; and

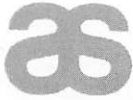
BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are authorized to sign an agreement, subject to review and approval by the Borough Attorney, on behalf of the Borough of Allendale.

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk





APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

MORRISTOWN OFFICE
264 SOUTH STREET
BUILDING 2, SUITE 1B
MORRISTOWN, NJ 07960
PHONE: (973) 386-1111

FAIR LAWN OFFICE
17-17 ROUTE 208N
SUITE 210
FAIR LAWN, NJ 07410
PHONE: (201) 493-8530

March 31, 2025

Borough of Allendale
Ms. Angela Mattiace, Tax Assessor
500 West Crescent Avenue
Allendale, NJ 07401

**Re: Proposal for the Continued Assistance for Reassessment for
the Borough of Allendale**

Dear Ms. Mattiace:

I am pleased to provide you with a proposal to continue to assist your office with the reassessment of the Borough. As you know, frequent reassessments enable the assessed values to continually reflect current market conditions and therefore there are reduced tax appeals and gradual adjustments to assessment which avoids the potential larger shifts that can occur with less frequently conducted revaluation programs.

This proposal will be for our assistance to your reassessment program in the amount of **\$225,000.00 (Two Hundred Twenty-Five Thousand Dollars)** over a five-year period.

The price for each year in this five-year cycle shall be **\$45,000.00 (Forty-Five Thousand Dollars)**.

The reassessment program will begin as of October 1, 2025 for the 2026 tax year and continue as of October 1, 2026 to be effective for the tax year 2027; October 1, 2027 to be effective for the tax year 2028; October 1, 2028 to be effective for the tax year 2029; and October 1, 2029 to be effective for the tax year 2030.

Enclosed please find the scope of work which will be provided by the firm for the above cost. The undersigned hereby offers to faithfully comply with all said requirements and to furnish all labor, equipment and supplies necessary for the completion of the agreed scope of work.

Respectfully submitted,
APPRAISAL SYSTEMS, INC.

Rick Del Guercio
President

CONTRACT
FOR PROVIDING A REASSESSMENT OF
ALL REAL PROPERTY FOR TAX
EQUALIZATION PURPOSES

BETWEEN

THE BOROUGH OF ALLENDALE
A MUNICIPAL CORPORATION OF
THE STATE OF NEW JERSEY

AND

APPRAISAL SYSTEMS, INC.
A NEW JERSEY CORPORATION

ARTICLES OF AGREEMENT

THIS AGREEMENT, made this 2nd day of April, 2025 by and between the **BOROUGH OF ALLENDALE**, a Municipal Corporation of the State of New Jersey, hereinafter referred to as the Municipality,

AND

APPRAISAL SYSTEMS, INC., an appraisal firm with its principal office located at 264 South Street, Building 2, Suite 1B, Morristown, NJ 07960 hereinafter referred to as the Firm.

WITNESSETH:

Whereas, the Municipality requires the services of a qualified vendor to engage in a project to reassess all the lands, buildings and improvements contained within the boundaries of the Municipality and has engaged the services of the Firm to render necessary specialized professional services of advice and assistance in the said project; and

Whereas, the Firm will assist the Tax Assessor to complete a reassessment as prescribed by law (N.J.S.A. 54:1-35.35) and

Whereas, the Bergen County Board of Taxation and the Director of the Division of Taxation, State of New Jersey have granted approval for a reassessment program set to begin October 1, 2025 to be effective for the tax year 2026.

The municipality agrees to pay the sum of **FORTY-FIVE THOUSAND DOLLARS (\$45,000.00) each year in the five-year cycle.**

Now, therefore, each of the parties hereto intending to be legally bound hereby, it is agreed as follows:

The reassessment program will begin as of October 1, 2025 for the 2026 tax year and continue as of October 1, 2026 to be effective for the tax year 2027; October 1, 2027 to be effective for the tax year 2028; October 1, 2028 to be effective for the tax year 2029; and October 1, 2029 to be effective for the tax year 2030.

The total amount paid as of January 10, 2030 will be TWO HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS (\$225,000.00).

The Reassessment program will be conducted in accordance with the requirements of the State outline for Reassessment Programs as outlined in the attached standard Application for Reassessment form (AFR) and attached Scope of Services.

ARTICLE I
ANNUAL REASSESSMENT PROCEDURES

- A. The Real Property Appraisal Manual for New Jersey Assessors will be utilized to develop appropriate depreciated replacement costs for all improvements as of the assessing date.
- B. The firm shall be provided with access to all existing CAMA data, property record cards, photographs, and other existing data which shall be relied upon by the firm in the performance of the Reassessment.
- C. Introductory letters will be mailed, via first class mail, to each property owner notifying them of the impending reassessment and the procedures to be implemented in the performance of the reassessment program.
- D. Existing neighborhoods shall be reviewed.
- E. All exempt property assessments will be updated to a current value as of the assessment date.
- F. All land assessments will be updated to a current value as of the assessment date utilizing generally acceptable land valuation procedures.
- G. A land value map shall be developed using appropriate land unit values such as front foot, effective front foot, excess front foot, square foot, acreage value and base or minimum site value.
- H. Sales of all properties deemed to be usable and occurring within the past three years will be analyzed; and the significant data extracted from appropriate sales will be utilized in developing pertinent factors, adjustments, tables, and/or schedules for determining current market values of property as of the assessment date.
- I. All owners of income-producing property will be requested to submit income and expense information as provided under N.J.S.A 54:4-3
- J. All applicable approaches to value will be employed in the valuation process, and values developed will be reconciled to determine a final assessed value of the property as of October 1 of the pretax year.

- K. The firm is responsible for the cost of requesting income and expense information from all class 4 properties within the municipality in order for the firm to develop an income approach to value on the class 4 properties.
- L. 100% of the exterior properties will be inspected and 20% of the interiors will be inspected each year so that over that five-year period 100% of the properties will be inspected.
- M. The Firm will notify all taxpayers of their proposed assessment by means of a value letter and will be available to conduct taxpayer hearings. This will be sent via a first-class mailing.
- N. The Firm shall assist by providing an expert witness in the defense of all valuations rendered to the Municipality that are appealed to the Bergen County Board of Taxation.
- O. The Firm will maintain updates regarding the reassessment on the Appraisal Systems Inc. website.

**ARTICLE II
CONTRACT CONTINGENT UPON APPROVAL BY THE
DIRECTOR OF THE DIVISION OF TAXATION**

- A. This contract is contingent upon approval of the Director of the Division of Taxation and shall not be effective until such approval is noted on the approval page provided within this Agreement.
- B. The Firm shall not assign or transfer this contract or any interest therein without written permission from the Municipality, and written permission of the surety company, the Bergen County Board of Taxation, and the Director of the Division of Taxation.
- C. No changes will be permitted in this contract except upon mutual consent of the Firm and the Municipality, the Bergen County Board of Taxation, and the Director of the Division of Taxation.

**ARTICLE III
CONFLICT OF INTEREST**

- A. The Firm and its parent company and subsidiaries, if any, shall not represent any property owner or taxpayer filing a tax appeal with respect to the reassessment.
- B. In the event the Firm or any officer, employee, or staff member of the Firm owns an interest in real property situated within the Town, the Firm, employee, or staff member shall disclose in writing to the Town Assessor the name, address, and block and lot number of the property owned within ten days after learning of the conflict.
- C. The Firm agrees not to disclose to anyone, except the Assessor and the Director of the Division of Taxation, Department of the Treasury, for any purpose, or to permit anyone to use or peruse any of the data on file, in connection with the Reassessment. Any confidential information supplied to the firm in connection with this program shall remain in possession of the Firm and not be subject to the freedom of information provision. At the conclusion of the program all such information shall be turned over to the Town for its exclusive use.

**ARTICLE IV
PROGRESS REPORTS AND PAYMENT**

- A. The firm shall provide monthly reports of the progress of the work and meet with the Assessor when required or requested.
- B. The Firm shall commence work within thirty (30) days after the approval of the contract by the Director of the Division of Taxation.
- C. The Firm shall not be responsible for delays caused by strikes, war, catastrophes or acts of God, which might stop or delay the progress of work.
- D. The firm shall receive monthly payment installments with final payment due each year upon signing of Tax List.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Firm has caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, and the Municipality has caused these presents to be executed by its Mayor and attested by its Clerk, and its seal affixed hereto, the day and year first above written.

ATTEST:

BOROUGH OF ALLENDALE

By


Amy Wilczynski
Mayor

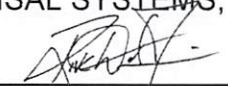


Clerk

ATTEST:


APPRAISAL SYSTEMS, INC.

By


Ernest F. Del Guercio, Jr.
President


Maureen Newton, Director

By


Marita R. Sciarrotta
Acting Director, Div. of Taxation

SCOPE OF SERVICES

The next few pages summarize several key benefits of conducting an annual reassessment program. The assessing community has been fighting an uphill battle recently with respect to maintaining accurate assessments from year to year due to the tumultuous real estate market. Unfortunately, the battle is being lost on the tax appeal front and the result is a huge financial burden on the municipalities. Rather than continuing to be reactive to these problems as they occur, we can proactively solve them before they occur. The following are key reasons why such a program can be a solution for your town:

ELIMINATE PROPERTY TAX SHIFTS

- Assessments are set each year at their true market value on October 1. This ensures that no property owner pays more or less than their fair share of property taxes EVERY year not just the year immediately following an occasional reassessment or revaluation. In a constantly changing marketplace, large property tax inequities grow between the numerous varieties of property types as each year passes since a revaluation was completed. After many years of inaction these “tax shifts” will grow so large that when a revaluation is ultimately ordered the correction of these shifts can cause a tax hardship on those properties that see large value increases. Yearly reassessment will eliminate the growth of such shifts.

MAINTAIN 100% TRUE MARKET VALUE AT ALL TIMES

- Directors Ratio (Chapter 123) is maintained at 100% EVERY year for purposes of State Tax and County Tax Appeals. Every year after a revaluation the ratio is dictated by the averaging of the current year’s sales/assessment plus the previous year’s sales/assessment. Many times, this average can be misleading because only certain types of properties may sell in a given sampling year. For example, in a municipality that has primarily residential sales and few or no commercial sales, the ratio is driven by the residential market only, but the implied ratio will be applied and assumed to be indicative of the commercial market as well. This puts pressure on the Tax Assessor to defend commercial assessments that now have to be equalized with a “residential sales driven ratio” Several large commercial properties under appeal in a municipality where the “residential driven ratio” drops 10-20% may cause the Assessor to refund hundreds of thousands of dollars for no other reason other than this ratio. Example:

Commercial property A is assessed at \$15,000,000 at the time of revaluation.

The year following the revaluation the residential sales caused the ratio to drop to 90%.

Assessor cannot defend new equalized assessment of \$16,666,700 ($\$15,000,000 / 0.90$)

New assessment must be set to \$13,500,000 ($\$15,000,000 \times 0.90$)

\$1,500,000 reduction x 2.25 tax rate (say) = **\$33,750.00**

This is an example of one appeal only. Maintaining the ratio at 100% will eliminate this scenario. The same example can be made in towns made up of different residential property types (high end vs. low end OR condo vs. single family) where one property type may be driving the ratio but must be applied town wide.

AVOID COSTLY TAX APPEAL LOSSES

- Setting new assessments each year enables the assessor to identify a property, property types or certain neighborhoods, which have lost value to make an adjustment BEFORE it becomes an appeal the following year. Conversely, it enables the assessor to identify a property, property type or certain neighborhoods, which have gained value to make an adjustment at the start of each year. Chapter 91 requests for Income and Expenses can be sent out every year to help identify such cases in Commercial properties. **Currently, the Division of Taxation does not allow an assessor to raise or lower any values unless they fall under a specified reason (i.e., added assessment, subdivision, demolition, etc.) Changing assessments due solely to market fluctuations can only be done by a County and State approved plan.** Many towns see their valuable tax base reduced each year by numerous successful tax appeals that cannot be offset by added assessments. A yearly maintenance plan could offset tax appeal loss and could possibly increase the total ratable base. This effect could cause a more stable tax rate year after year.

ELIMINATE COSTLY TAX REVALUATIONS

- The annual cost of a yearly reassessment will be less expensive than doing the periodic reassessment and/or revaluation. A proactive plan can eliminate the need for a County Board of taxation to order revaluation. The yearly cost of this plan is almost always recouped by the elimination of “high exposure,” or “ratio” appeals ALONE.
- A yearly reassessment will ensure a town’s County Tax liability is accurate as well as those towns that have a shared school district.
- The elimination of the “freeze Act” as a result of a lost appeal will be helpful if the town does not want to be burdened with an unfair judgment for the subsequent two years.
- Taxpayers will have the ability to discuss their assessments every year prior to the finalization of the tax list and if adjustments are warranted, they will be made without the filing of an appeal. This can only be done when an approved plan is in place.
- A yearly plan will help an Assessor stay ahead of potential value issues as opposed to merely reacting to them when they can become financially cumbersome as is the case with high exposure appeals that have numerous back years involved.

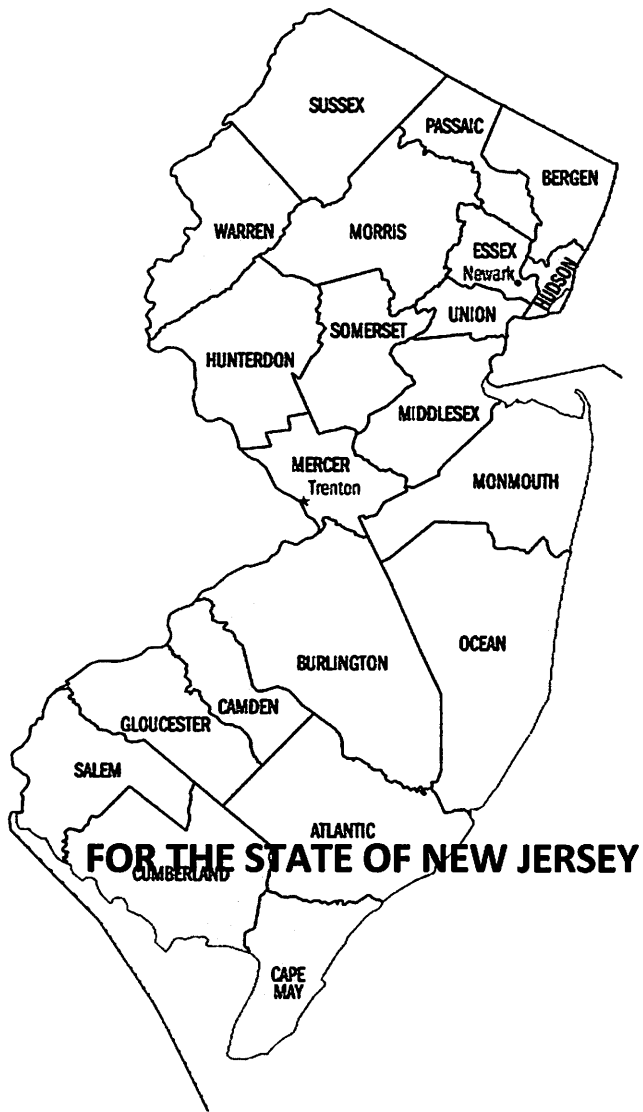
The Assessor today seems to be coming under increased pressure to maintain accurate assessments; however, the only viable means under which this can be accomplished is by an approved compliance, reassessment, or revaluation plan.

Sincerely,

Rick Del Guercio

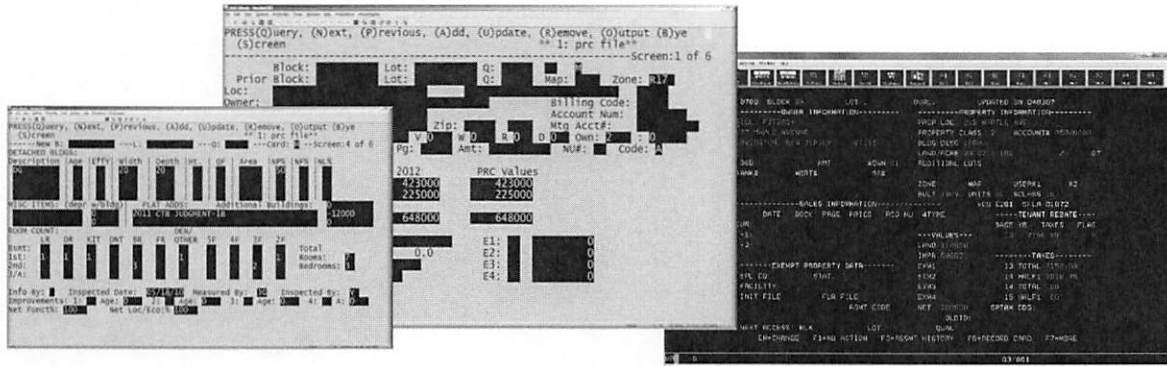
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**SCOPE OF SERVICES TO BE PROVIDED FOR ASSISTANCE
TO TAX ASSESSOR IN COMPLETION OF ANNUAL REASSESSMENT PROGRAM**



Preparation

A report will be prepared to determine if the current year's tax list values match the PRC values as calculated in the CAMA. If there are "mismatches," an investigation will be made to find the reason why and correct. (i.e. – added assessments, subdivisions, demolitions, clerical changes)



A review of changes will be made as a result of the County Board and State Tax Court judgments or settlements. It may be necessary to "reset" these changes so that they are uniformly changed with the other properties as part of the new analysis.

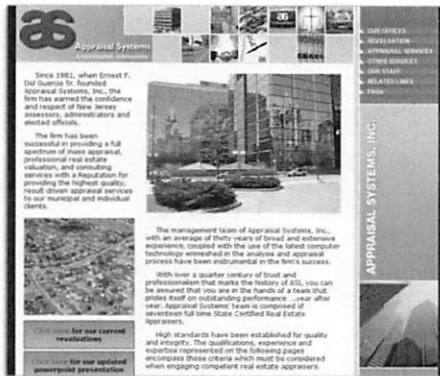
The figure shows a sample property record card form. It includes fields for owner, address, and other property details. There is a section for 'PROPERTY INFORMATION' and a section for 'ADDITIONAL COMMENTS'. The form is signed by a representative of the County Board of Supervisors.

A review of existing data will be made to ensure each line item has a current, fully completed property record card.

The figure shows a large table with multiple columns and rows, likely representing a list of property records. The columns include fields like 'Block', 'Lot', 'Area', 'Value', and 'Date'. The rows contain specific data for each property record.

Website Preparation

Website will be prepared and maintained throughout the entire reassessment program. Information will be posted as it becomes available to ensure a well-informed public.



Appraisal Systems, Inc.

Since 1981, when Ernest F. Del Guercio Sr. founded Appraisal Systems, Inc., the firm has earned the confidence and respect of New Jersey assessors, administrators and elected officials.

The firm has been successful in providing a full spectrum of mass appraisal, professional real estate valuation, and consulting services with a reputation for providing the highest quality, result driven appraisal services to our municipal and individual clients.

The management team of Appraisal Systems, Inc., with an average of thirty years of broad and extensive experience, coupled with the use of the latest computer technology embedded in the analysis and appraisal process have been instrumental in the firm's success.

With over a quarter century of trust and professionalism that makes the history of ASIL, you can be assured that you are in the hands of a team that prides itself on outstanding performance - year after year. Appraisal Systems' team is comprised of seventeen full-time State-Certified Real Estate Appraisers.

High standards have been established for quality and integrity. The qualifications, experience and expertise represented on the following pages guarantees these criteria will be met and be considered when engaging competent real estate appraisers.

APPRAISAL SYSTEMS, INC.

• OFFICIAL REASSESSMENT APPRAISAL SERVICE
• CONSULTING
• REAL ESTATE VALUATION
• RELATED LAND FINANCIAL



Notification

Initial notification letters will be mailed to each taxpayer explaining the upcoming reassessment. Additional public relation efforts such as public presentations, news releases, and information on website will be discussed at this time.

Letter of Introduction - English

TOWN OF GUTTENBERG
OFFICE OF THE TAX ASSESSOR
TOWN HALL
GUTTENBERG, NEW JERSEY
(973) 988-3364
Ext. 118

JAMES C. TURPIN
TAX ASSESSOR

•Delco
•Chrysler
•CNI

Dear Property Owner:

To ensure uniform and equitable assessments, the Town of Guttenberg will revalue all taxable real estate for the 2011 tax year. The Town has contracted Appraisal Systems, Inc. to conduct the revaluation program.

The first step in the revaluation process is the inspection of all properties in the Town. Representatives from Appraisal Systems, Inc. will be visiting the properties, measuring and photographing the exterior of the buildings and inspecting the interior.

If no one is home at the time of the representative's first visit, he will leave a card specifying when he will return to do an interior inspection. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior of all buildings. Appraisal Systems, Inc. representatives will be provided with identification authorized by the Tax Assessor. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field notes used by the representative to acknowledge that an interior inspection was made. Please prepare the occupants of any rental units you may own concerning the inspection to be made.

If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 266 Harrison Road, Glen Rock, NJ 07452 and it will be considered.

After the appraisals have been completed, you will be notified by Appraisal Systems, Inc. of the pending valuation that has been placed on your property, as well as procedures to review the assessment with a qualified representative of the firm.

Enclosed is a brochure prepared by Appraisal Systems, Inc., which addresses questions generally asked by property owners concerning revaluations. Any inquiries with respect to the inspection procedure should be directed to the firm at (201) 493-8330.

Very truly yours,

APPRAISAL SYSTEMS, INC.
Ernest F. Del Guercio Sr.
CEO

TOWN OF GUTTENBERG
James C. Turpin, CTA
Assessor

Letter of Introduction - Spanish

TOWN OF GUTTENBERG
OFFICE OF THE TAX ASSESSOR
TOWN HALL
GUTTENBERG, NEW JERSEY
(973) 988-3364
Ext. 118

JAMES C. TURPIN
TAX ASSESSOR

Querido Propietario:

A fin de garantizar uniformidad y equitatividad en la ciudad de Guttenberg se revalorarán todos los inmuebles propiedad para el 2011 año fiscal. La Ciudad ha contratado a Appraisal Systems, Inc. para realizar el programa de revalorización.

El primer paso en el proceso de revalorización es la inspección de todos los inmuebles en la ciudad. Representantes de Appraisal Systems, Inc., van a visitar sus propiedades, medir mediciones y fotografiar los exteriores de los edificios e inspeccionar los interiores.

Si nadie está presente en el momento de la primera visita del representante, dejará una tarjeta especificando cuando se volverá a hacer una inspección interior. Con el fin de evaluar adecuadamente su propiedad, será necesario para un representante de Appraisal Systems, Inc., examinar el interior de todos los edificios. Los representantes de Appraisal Systems, Inc., serán provistos de una identificación autorizada por el asesor de impuestos. **Por favor, no permitir que nadie a entre a su casa sin la debida identificación.** Si le pide a firmar el formulario utilizado por el representante de inspección que un interior inspección se hizo. Por favor prepare a los ocupantes de las unidades de alquiler relativas a la inspección.

Si su propiedad tiene una única condición de que influya en el valor, por favor enviar documentación a Appraisal Systems, Inc., 266 Harrison Road, Glen Rock, NJ 07452 y será considerado.

Después que la valoración se han completado, usted será notificado por Appraisal Systems, Inc. de la valoración que ha sido colocado en su propiedad, así como los procedimientos para revisar la evaluación con un representante de la empresa.

Se adjunta un folleto preparado por Appraisal Systems, Inc., que aborda cuestiones general, por los propietarios sobre revaluaciones. Las investigaciones con respecto al procedimiento de inspección debe ser enviado a la empresa al (201) 493-8330.

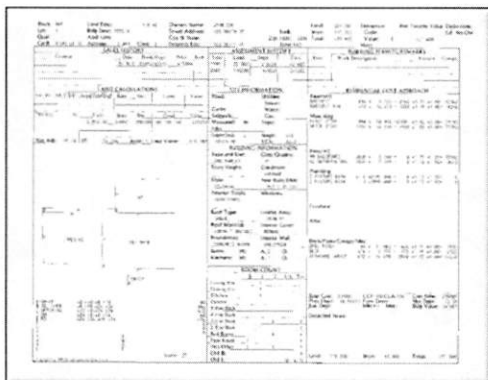
Atentamente,

APPRAISAL SYSTEMS, INC.
Ernest F. Del Guercio Sr.
CEO

TOWN OF GUTTENBERG
James C. Turpin, CTA
Assessor

Property Inspection – Exterior

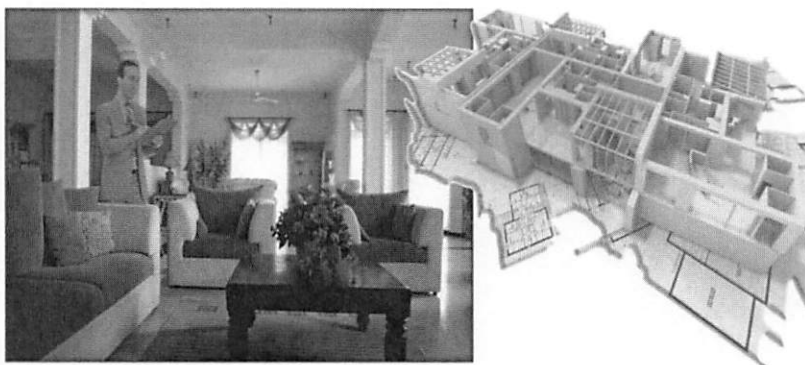
If existing property record cards are well maintained, they will be utilized to help inspect each property for accuracy of measurements and descriptions of the various component parts of the improvements. Spot measurements will be taken, and the entire property will be examined to pick up any new or missed features. A well-qualified field inspector will conduct these inspections.

A detailed property record card form. It contains various sections for data entry, including owner information, property details, and inspection notes. The form is organized into columns and rows, with some sections highlighted in bold. It appears to be a standard form used for property inspections.

Property Inspection – Interior

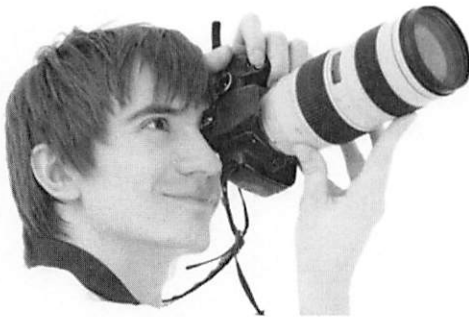
A determination of the number or percentage of interior inspections that are required for this reassessment will be summarized. If this is part of an ongoing annual reassessment, an inspection plan will be outlined so that at the end of a four-year cycle all properties will have been inspected.

At the time of the inspection an attempt to gain entry will be made. If the attempt is unsuccessful, a card will be left specifying that an inspector was at the property and will be coming back to do the interior.



Photographs

New photographs will be taken of new dwellings, new buildings, added accessories and any new physical changes to improvements. Photographs will also be taken of new sales that will be analyzed as part of the reassessment.



Property Record Cards

If the existing property record card is determined to be accurate, new notes will be written on the front describing the extent to which the property was spot checked as well as the date the inspection was done. If either a new record card needs to be produced or physical changes need to be made, they will be done so consistently with the existing data format so that data entry can be accomplished easily.

[illegible]

Cost Approach – Residential

An in-depth analysis will be conducted to determine the new Cost Conversion Factor, building class scheme, depreciation tables, and other depreciation and market factors. All code tables will be reviewed and adjusted if warranted. This will be conducted in conjunction with Land Value analysis and Sales Approach analysis to ensure that any change in building classes, depreciation schedules or other market factors will be done uniformly for all properties.

[illegible]

Land Value – Residential

An in-depth analysis will be conducted to determine new site and rate values by neighborhood/ VCS or new front foot values by VCS or street. This can be accomplished by an analysis of land sales and/or the land residual method.

[illegible]

Land Value Map

A new land value map will be prepared to illustrate the new changes in either site and rate values or front foot values. This map will be done in digital format as well as hard copy.



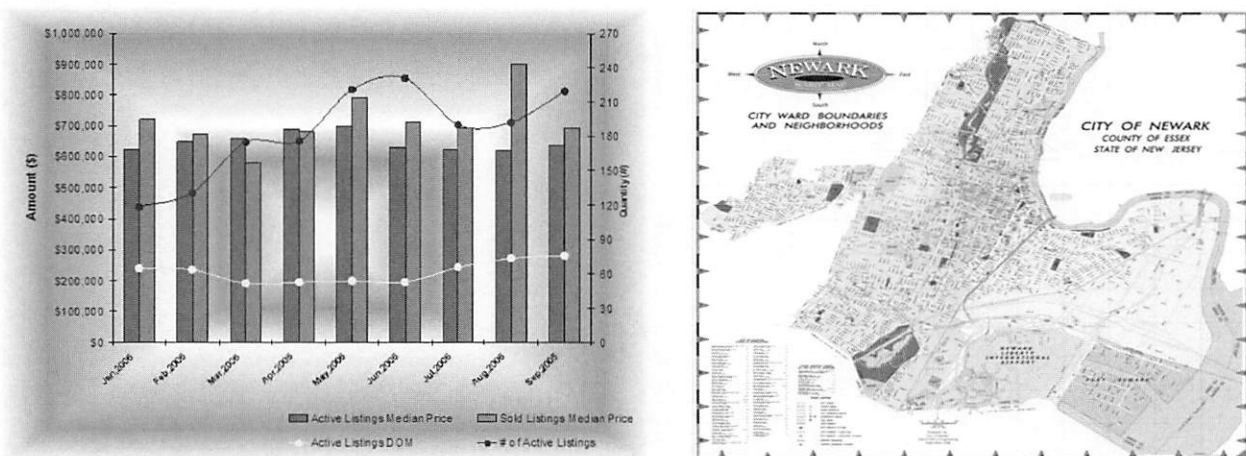
Sales Analysis

An analysis of all usable sales will be made to help determine appropriate land values and all cost factors. The usable sales are the final test for the new land/cost model that has been created. Ratio and Coefficient of Deviation reports will be generated for every neighborhood to ensure uniformity of all properties.

Due to the importance the sales have on new assessment model, each sale will be inspected, and a study will be made into the specifics of the sale transaction. Both a review of the deed and listing on the Multiple Listing Service (MLS) will be conducted. Investigations also may include conversations with seller, buyer, realtor, and attorneys involved with the transaction.

The image shows two forms from the Division of Taxation, State of New Jersey. The left form is a 'Sales and Listing Analysis' form, and the right form is a 'Ratio and Coefficient of Deviation' report. Both forms contain detailed information about property sales and listings, including dates, prices, and neighborhood data.

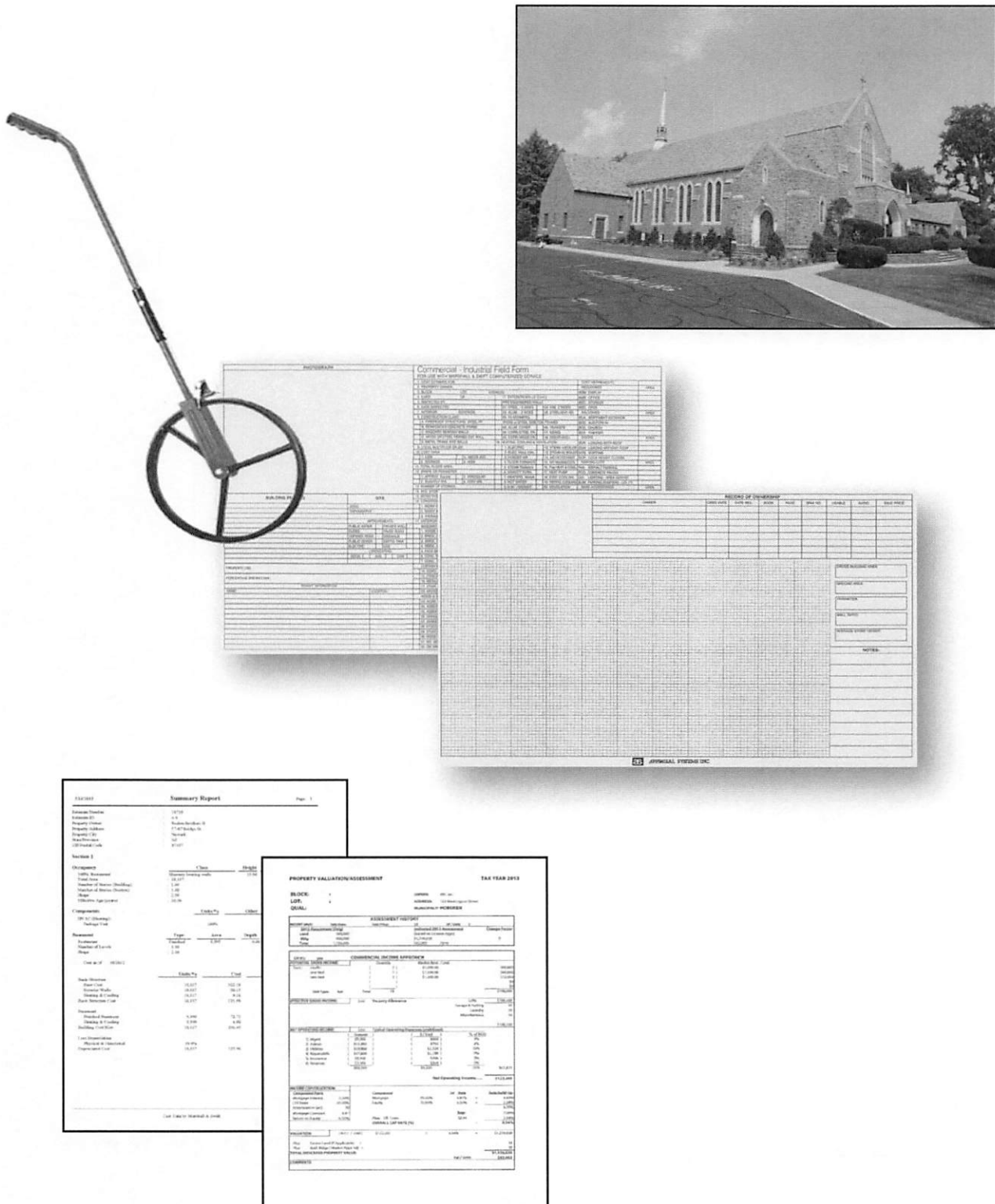
An in-depth sales and listing analysis for the entire municipality over a three-year period will also be conducted so that values can be trended properly to the October 1 assessing date.



The information collected on all sales will be important during testimony that may be given to any assessments appealed to the County Tax Board.

Exempt Property

An exterior inspection will be conducted to each exempt building to ensure accuracy. New land values will be determined based on sales and/or land residual. A new Marshall and Swift cost sheet will be created to reflect value as of the new October 1 assessing date. If applicable, the sales and income approach will be implemented.



Commercial Property

A "Chapter 91 request" for income and expenses will be sent certified mail to each commercial property. Once returned, an in-depth analysis will be conducted comparing contract rents and expenses with the prevailing market rents and expenses. Prevailing market rents and expenses will be obtained from historical files as well as various online sources such as Co Star or Loop net. Charts and spreadsheets will be created to summarize this information.

The collage shows several forms used in commercial property analysis. Key documents include:

- OFFICE OF THE ATTORNEY GENERAL, STATE OF NEW JERSEY**: A document related to the state's legal or regulatory framework.
- PROPERTY INFORMATION**: A form detailing property characteristics, location, and ownership.
- GENERAL INFORMATION**: A form providing broader context about the property and its use.
- RENTAL SCHEDULE**: A table with multiple columns for tracking rental income, expenses, and net income over time.

An in-depth analysis will be conducted to determine new vacancy and collection loss rates. This will be obtained through comparable properties as well as online sources. An in-depth analysis will be conducted to determine new capitalization rates. Capitalization rate selection will either be based on the market (extraction through actual sales when rents and expenses are available) or by band of investment method which seeks an appropriate mortgage constant and comparable equity rates of return. Prevailing capitalization rates will also be reviewed in various online sources such as the ACLI reports. Income and expense information, vacancy and collection loss, and capitalization rates will be utilized to determine a new value via the income capitalization approach.

This is a 'PROPERTY INFORMATION' form for the 'TAX YEAR 2011'. It is divided into three main sections:

- PROPERTY INFORMATION**: Includes fields for property address, owner, and other basic details.
- FINANCIAL INFORMATION**: Contains sections for 'RENTAL INCOME' and 'EXPENSES', with handwritten entries for various categories.
- GENERAL INFORMATION**: Includes a section for 'COMMENTS' and other miscellaneous information.

This is a 'RENTAL SCHEDULE' table, likely for the 'BUTCHER RENTAL SCHEDULE'. It is a large table with many columns, including 'DATE', 'RENT', 'EXPENSES', and 'NET INCOME'. It contains handwritten data for multiple periods, showing a detailed breakdown of rental income and expenses over time.

Commercial Property (cont.)

Marshall and Swift cost estimator will be used to determine a new depreciated cost for all commercial buildings. That combined with a new land value as determined by land sales and/or land residual will produce a new value via the Coast Approach. Commercial sales will be obtained for all types of commercial property both in the municipality and in the market area. These sales will be obtained either by Mod4 information, deed, or various online sources such as Co Star or Loop net. These current sales will be utilized to establish the appropriate market value or "price per square foot" unit value for all commercial property types. Sales data will also establish appropriate commercial Land values. This information will be utilized to establish value via the sales comparison approach.

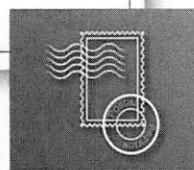
The left screenshot displays a 'Summary Report' from appraisal software. It includes a table with columns for 'Description', 'Area', 'Value', and 'Cost'. The table lists various property components like 'Land', 'Building', and 'Improvements'. The right screenshot shows a 'Property Information' form with a photo of a building and various data fields including 'Address', 'City', 'State', 'Zip', 'County', 'Parcel ID', 'Assessed Value', and 'Market Value'.

All applicable approaches to value will be employed in the valuation process, and values developed will be reconciled to determine a final assessed value for the commercial property as of October 1 of the pretax year.


Notification

Once preliminary values have been established for ALL property types a notification will be sent to each taxpayer. The notification will report the new value and give instructions on how to either meet to discuss the new value or where to go online to obtain reassessment materials.

The image shows a sample notification letter from Appraisal Systems, Inc. The letter is dated 10/1/2011 and is addressed to the property owner. It explains that the property's value has been reassessed and provides information on how to appeal the assessment. The letter includes a section for 'Appeal Information' and a section for 'Appeal Process'.




Informal Meetings/Review



APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

Monticello, NJ



BLOCK: 102
LOT: 7
QUAL:
NAME: J1
DATE: 8/1

\$1,129,000

11-57774
Date of Sale: 11/1/04

LOCATION:

NOTES AND OTHER DATA:


Land

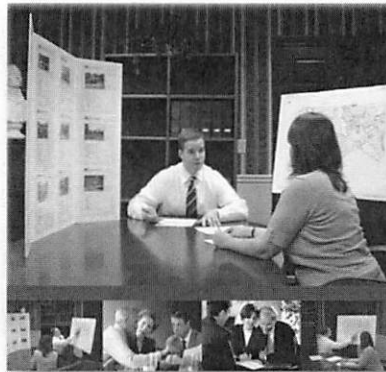
LOT YEAR (sq. ft.): 35.47
LAND DIMENSIONS:
IRREGULAR

FRONT YD: 124' 0" 1/2
STREET: Columbia
YEAR BUILT: 1702
EXTERIOR FINISH: Stucco

LIVABLE AREA (sq. ft.): 5,624
BEDROOMS: 4
BATHROOMS: 3

OTHER COMMENTS: 11/1/04
APPROXIMATE AFTER SALE:





 PERSONAL HISTORY NAME: _____ DOB: _____ SEX: _____ RACE: _____	
PHYSICAL EXAM: HEAVY SMOKING: <input type="checkbox"/> YES <input type="checkbox"/> NO ALCOHOL: <input type="checkbox"/> YES <input type="checkbox"/> NO DRUGS: <input type="checkbox"/> YES <input type="checkbox"/> NO ALLERGIES: <input type="checkbox"/> YES <input type="checkbox"/> NO	
REVIEW OF SYSTEMS: CONSTITUTION: <input type="checkbox"/> GOOD <input type="checkbox"/> POOR WEIGHT: <input type="checkbox"/> STABLE <input type="checkbox"/> LOSS <input type="checkbox"/> GAIN APPETITE: <input type="checkbox"/> GOOD <input type="checkbox"/> POOR SLEEP: <input type="checkbox"/> GOOD <input type="checkbox"/> POOR STRESS: <input type="checkbox"/> LOW <input type="checkbox"/> HIGH ANXIETY: <input type="checkbox"/> YES <input type="checkbox"/> NO DEPRESSION: <input type="checkbox"/> YES <input type="checkbox"/> NO MENTAL: <input type="checkbox"/> YES <input type="checkbox"/> NO PHYSICAL: <input type="checkbox"/> YES <input type="checkbox"/> NO SKIN: <input type="checkbox"/> YES <input type="checkbox"/> NO EYES: <input type="checkbox"/> YES <input type="checkbox"/> NO EARS: <input type="checkbox"/> YES <input type="checkbox"/> NO NOSE: <input type="checkbox"/> YES <input type="checkbox"/> NO THROAT: <input type="checkbox"/> YES <input type="checkbox"/> NO LUNGS: <input type="checkbox"/> YES <input type="checkbox"/> NO HEART: <input type="checkbox"/> YES <input type="checkbox"/> NO GASTROINTESTINAL: <input type="checkbox"/> YES <input type="checkbox"/> NO GENITOURINARY: <input type="checkbox"/> YES <input type="checkbox"/> NO BONES: <input type="checkbox"/> YES <input type="checkbox"/> NO MUSCLES: <input type="checkbox"/> YES <input type="checkbox"/> NO NERVOUS: <input type="checkbox"/> YES <input type="checkbox"/> NO ENDOCRINE: <input type="checkbox"/> YES <input type="checkbox"/> NO IMMUNE: <input type="checkbox"/> YES <input type="checkbox"/> NO OTHER: <input type="checkbox"/> YES <input type="checkbox"/> NO	
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A thorough review will be conducted prior to submission to the County Tax Board. This review includes an analysis of how each of the property classes changed in the aggregate.

Municipality													
PROPERTY CLASS	NO. OF PARCELS	ASSESSED VALUE	% OF TOTAL ASSESSED VALUE	2017 ASSESSED VALUE	% OF TOTAL ASSESSED VALUE	NO. OF PARCELS	ASSESSED VALUE	% OF TOTAL ASSESSED VALUE	2017 ASSESSED VALUE	% OF TOTAL ASSESSED VALUE	NO. OF PARCELS	ASSESSED VALUE	% OF TOTAL ASSESSED VALUE
1. Vacant Land	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
2. Single-Family Detached	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
3. Single-Family Attached	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
4. Multi-Family	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
5. Commercial	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
6. Industrial	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
7. Public Use	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
8. Other	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%	\$1,000.00	0.00%	1	\$1,000.00	0.00%
TOTAL	7	\$7,000.00	100.00%	\$7,000.00	100.00%	7	\$7,000.00	100.00%	\$7,000.00	100.00%	7	\$7,000.00	100.00%
ADDITIONAL INFORMATION													
Current Tax Rate: \$2.347													
Proposed Tax Rate: \$2.347													
Current Tax Rate 2017: \$2.347													
Proposed Tax Rate 2017: \$2.347													
Current Tax Rate 2018: \$2.347													
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[illegible][illegible]

	TAX RATE	RATIO	AVG RES ASSESS	AVG. RESIDENTIAL TAXES	# COUNTY APPEALS	TOTAL REDUCTION	TAX REFUND	# STATE APPEALS	TOTAL REDUCTION
SOUTH HACKENSACK									
2011	2.188	92.86	\$ 385,800	\$ 8,441	35	\$ 1,606,300	\$ 35,145		
2012	2.281	95.18	\$ 385,500	\$ 8,793	30	\$ 2,077,300	\$ 47,383		
2013	2.36	91.22	\$ 386,200	\$ 9,114	59	\$ 2,704,100	\$ 63,816		
2014*	2.708	100	\$ 318,600	\$ 8,628	24	\$ 597,200	\$ 16,172		
2015**	2.746	100	\$ 322,500	\$ 8,856	21	\$ 540,000	\$ 14,488		
2016***	2.683	100	\$ 330,000	\$ 8,844	11				

* First year rolling

** Second year rolling

***Third year rolling

LITTLE FERRY

2011	2.415	91.31	\$ 357,200	\$ 8,626	146	\$ 4,560,800	\$ 110,143		
2012	2.47	101.54	\$ 355,000	\$ 8,769	203	\$ 5,652,600	\$ 139,619		
2013	2.561	90.87	\$ 352,400	\$ 9,025	318	\$ 10,764,700	\$ 275,684		
2014	2.635	98.53	\$ 348,600	\$ 9,186	365	\$ 15,146,800	\$ 399,118		
2015*	3.349	100	\$ 266,100	\$ 8,912	46	\$ 328,200	\$ 10,991		
2016**	3.267	100	\$ 271,100	\$ 8,857	44				

* First year rolling

** Second year rolling

WOODCLIFF LAKE

2012	2.081	100	\$682,500	\$14,203.00	50	\$2,254,500	\$46,916		
2013	2.132	91.66	\$683,000	\$14,561.00	50	\$1,537,300	\$32,775		
2014	2.209	92.84	\$681,900	\$15,063.00	23	\$1,578,300	\$34,864		
2015*	2.123	100	\$716,400	\$15,209.00	13	\$716,900	\$15,219		
2016**	2.089	100	\$727,600	\$15,201.00	11				

* First year rolling

** Second year rolling

MOONACHIE

2013	1.943	113.11	\$ 383,500	\$ 7,451	84	\$ 5,374,900	\$ 104,434		
2014	2.001	90.79	\$ 382,300	\$ 7,650	78	\$ 5,481,400	\$ 109,682		
2015	2.111	91.64	\$ 381,900	\$ 8,062	69	\$ 3,280,500	\$ 69,251		
2016*	2.242	100(83)	\$ 327,400	\$ 7,339	11				

* First year rolling

CITY OF HACKENSACK

2013	3.21	89.1	\$ 242,800	\$ 7,794	1211	\$ 63,605,300	\$ 2,041,730		
2014	3.322	93.86	\$ 240,300	\$ 7,983	766	\$ 50,602,500	\$ 1,681,015		
2015	3.5	89.22	\$ 239,300	\$ 8,375	749	\$ 81,366,200	\$ 2,847,817		
2016*	3.3	100 (82.07)	\$ 234,500	\$ 7,738	121				

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

DATE: 04/10/2025

RESOLUTION# 25-118

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

RESOLUTION OF THE COUNCIL OF THE BOROUGH OF ALLENDALE AUTHORIZING SPECIAL AFFORDABLE HOUSING COUNSEL TO ENTER INTO AN AGREEMENT WITH THE NEW JERSEY BUILDER'S ASSOCIATION AND FAIR SHARE HOUSING CENTER TO FIX THE BOROUGH'S ROUND 4 PROSPECTIVE NEED NUMBER AT 200.

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter "A4" or "Amended FHA"); and,

WHEREAS, P.L. 2024, c.2, modified the process upon which municipalities could comply with their affordable housing obligations pursuant to the Mount Laurel doctrine; and,

WHEREAS, P.L. 2024, c.2 required the Borough to pass a binding resolution determining its present need obligation ("rehabilitation") and its prospective need obligation ("new construction") for Round 4 by January 31, 2025, and file it a declaratory judgment ("DJ") complaint in the Superior Court of New Jersey, Bergen Vicinage within 48 hours of the adoption of the resolution; and,

WHEREAS, in furtherance of P.L. 2024, c.2, the Borough adopted Resolution 25-71 on January 23, 2025, and thereafter filed a DJ complaint with the Court within 48 hours of its passage, which has resulted in the case In the Matter of the Application of the Borough of Allendale, Docket No. BER-L-594-25; and,

WHEREAS, the Borough determined its Round 4 rehabilitation obligation to be 10 units and its new construction obligation to be 182 units; and,

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

DATE: 04/10/2025

RESOLUTION# 25-118

WHEREAS, P.L. 2024, c.2 enabled interested parties to challenge a municipality's number prior to February 28, 2025; and,

WHEREAS, the New Jersey Builders Association ("NJBA") filed an objection to the Borough's Round 4 number; and,

WHEREAS, the NJBA argued that the Borough's new construction obligation was 260 units; and,

WHEREAS, Fair Share Housing Center ("FSHC") filed an objection to the Borough's Round 4 number; and,

WHEREAS, FSHC argued that the Borough's new construction obligation was 250 units; and, and,

WHEREAS, P.L. 2024, c.2 required the Borough, FSHC, and the NJBA to engage in good faith negotiations regarding the Borough's Round 4 number; and,

WHEREAS, the parties did so engage in good faith negotiations and, as a result of those negotiations, the Borough and FSHC agreed to a obligation 200 units for the Borough and the NJBA agreed to abide by whatever agreement that FSHC and the Borough might reach; and,

WHEREAS, the Court indicated it would decide the Present Need (rehab obligation) at the compliance stage; and

WHEREAS, FSHC and the Borough agreed that subject to formal action by the Borough's Council, the Borough and FSHC would agree on a Round 4 prospective need number of 200; and

WHEREAS, the Borough wishes to authorize Special Affordable Housing Council to enter into an agreement with FSHC for its Round 4 Prospective Need obligation of 200; and,

WHEREAS, nothing in this resolution shall be interpreted as an acknowledgement that the Borough improperly calculated its Round 4 new construction obligation in Resolution 25-71 nor diminish its immunity from Mount Laurel builder's remedy lawsuits it has maintained as a result of following the procedural requirements of P.L. 2024, c.2, and,

RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 04/10/2025

RESOLUTION# 25-118

NOW, THEREFORE, BE IT RESOLVED on this 10th day of April, 2025, by the Council of the Borough of Allendale, Bergen County, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize Special Affordable Housing Council to enter into an agreement with FSHC to settle the Borough's Round 4 Prospective Need number at 200, subject to the following conditions and/or reservations of rights:
 - a. Nothing in this resolution shall or subsequent order be interpreted as an adjudication or determination of the Borough's right to an adjustment of its number predicated upon lack of developable land, sewer, water or similar adjustments. All parties reserve all rights relative to those issues, disputes and adjustments.
 - b. In the event future legislation is enacted or new laws are established, nothing herein shall be considered a waiver of the rights to seek to take advantage of such new laws.
 - c. If a third party successfully challenges this resolution or any order, judgment or determination effectuating this agreed-upon number, all parties reserve the right to return to *status quo ante* and reserve all litigation rights.
2. This resolution shall take effect immediately.

CLERK'S CERTIFICATION

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk



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

DATE: 04/10/2025

RESOLUTION# 25-119

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
 Consent Agenda

ESTABLISH 2025 FEES FOR CRESTWOOD LAKE SEASON AND RED BARN RENTALS

WHEREAS, pursuant to Chapter 203, Section 20A of the Code of the Borough of Allendale, fees for the use of recreational facilities are to be established annually by resolution of the governing body.

NOW, THEREFORE, BE IT RESOLVED, that the following rates be and are hereby approved for Crestwood Lake for the 2025 season:

2025 RATES

Crestwood Membership:

	Resident Rates through May 31	Resident Rates Starting June 1	Non-Resident Rates
1 st Family Member	\$220	\$225	\$360
2 nd Family Member	\$145	\$155	\$220
Each Additional Family member	\$75	\$75	\$140
Babysitter/Caregiver	\$175	\$175	\$250
Senior Rate	\$65	\$70	\$85
Teen Membership ages 13 to 17	\$100.00	\$100.00	\$100.00 For Allendale, Ho-Ho-Kus, Saddle River and Upper Saddle River only
Allendale Special Needs Housing	\$60	\$60	

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

DATE: 04/10/2025

RESOLUTION# 25-119

Active Military and Veterans shall receive a 25% discount off all published membership rates.

Full Time Employees of the Borough of Allendale shall receive a free family membership in accordance with established eligibility requirements.

Regular employees of the Allendale Elementary School District and Northern Highlands High School District shall be charged 25% off of the applicable captioned membership rates; and

Residents of special needs housing at Crescent Commons and Orchard Commons shall be charged \$60 for membership; and

Guest Fees for Residents and Non-Residents:

Daily	\$10
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Umbrella Anchor:

Daily Fee	\$ 3
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Lifeguard Fee for Beach and Camp Rentals:

Cost	\$20 per hour
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Kayak Rental

Per Hour, Per Kayak	\$5
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Red Barn

Allendale Families	\$ 350 (up to 4 hours) (\$500 after 4 hours)
Allendale Resident Sponsored	\$1,000
Allendale Based Businesses	\$1,000
Security Deposit	\$ 250
(Refundable upon satisfactory conditions after facility rental)	

RESOLUTION
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ

DATE: 04/10/2025

RESOLUTION# 25-119

Field Use

Field Use 1 hour	\$ 150
Field Use 2-3 hours	\$ 300

Playground Beach Rental (up to 4 hours)

Resident non Crestwood-member	\$ 500
Resident Crestwood member	\$ 350

Day Camp Rentals

Per Day	\$ 650
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Crestwood Cruisers

Swim Team for all ages	\$ 100
Dive Team for all ages	\$ 60
Both Swim & Dive Teams for all ages	\$ 150

BE IT FURTHER RESOLVED that free family memberships be granted to eligible members of the Allendale Volunteer Fire Department, Allendale Volunteer Ambulance Corps, Allendale CERT, 2025 Mayor and Councilmembers and any Mayor Emeritus; and,

BE IT FURTHER RESOLVED that all payments shall be deemed final when remitted and that no refunds shall be provided.

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-120

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

APPROVAL OF APRIL 10, 2025 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 April 10, 2025 in the amounts of:

Bill List Numbers

April 10, 2025

Current Fund	\$ 1,044,393.01
Payroll Account	178,909.03
General Capital	340,566.08
Animal Fund	
Grant Fund	
COAH/Housing Trust	
Improvement & Beautification	
Unemployment Fund	
Trust Fund	452.50
Water Operating	
Water Capital	
<hr/>	
Total	\$ 1,564,320.62

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 10, 2025.


Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-121

Council	Motion	Second	Yes	No	Abstain	Absent
Yaccarino	✓		✓			
O'Toole			✓			
Homan						✓
Lovisolio			✓			
Daloisio						✓
O'Connell		✓	✓			
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 2025 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	
Administration – OE	15,000
Property Maintenance – S&W	1,000
Group Insurance – OE	80,000
Police – OE	5,000
Buildings & Ground – OE	5,000
Crestwood – OE	5,000
Garbage – OE	15,000
Electricity – OE	10,000
Finance – OE	3,000
Total Current Fund Appropriations	\$274,000

2. That said emergency temporary appropriation will be provided in the 2025 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 April 10, 2025.


Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-122

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

AUTHORIZING MAINTENANCE WORK BY RESIDENT AT 36 ROZMUS COURT

WHEREAS, the resident of 36 Rozmus Court, Allendale, New Jersey, has requested permission to perform maintenance work on a detention basin located on or adjacent to their property; and

WHEREAS, the proposed maintenance work includes cleaning out the culvert and replacing existing stone with new rip rap stone to ensure proper drainage and prevent erosion; and

WHEREAS, the proposed work will not alter the structure or design of the detention basin in any way; and

WHEREAS, the resident has agreed that all work will be conducted under the supervision of the Allendale Department of Public Works (DPW) to ensure compliance with Borough standards and regulations; and

WHEREAS, the cost of this maintenance work will be fully borne by the resident of 36 Rozmus Court, with no expense to the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the resident of 36 Rozmus Court is hereby authorized to proceed with the described maintenance work on the detention basin, subject to the following conditions:

No structural changes may be made to the detention basin.
Only cleaning and replacement of existing stone with new rip rap stone is permitted.
All work shall be conducted under the supervision of the Allendale DPW.
All costs associated with the work shall be the sole responsibility of the resident of 36 Rozmus Court.

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk

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

DATE: 04/10/2025

RESOLUTION# 25-123

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

☐ Carried
☐ Defeated
☐ Tabled
☒ Approved on
Consent Agenda

**RESOLUTION OF THE COUNCIL OF THE BOROUGH OF ALLENDALE
AUTHORIZING SPECIAL AFFORDABLE HOUSING COUNSEL TO
EXECUTE A CONSENT ORDER ALLOWING THE BOROUGH TO SPEND
\$90,000 FROM ITS AFFORDABLE HOUSING TRUST FUND TO
REHABILITATE PROPERTY LOCATED AT 98 ELM STREET, ALLENDALE,
NEW JERSEY 07401 (LOT C0098 BLOCK 1809)**

WHEREAS, applicable law requires approval of an expenditure from an affordable housing trust fund before the municipality expends money from its trust fund; and

WHEREAS, the Borough seeks authorization to spend \$90,000 from its trust fund to contribute to the rehabilitation of a unit located on 98 Elm and wishes to authorize special counsel to execute a consent order with Fair Share Housing Center, Inc (FHAC) to enter into a consent order for this purpose; and

WHEREAS, by way of background, on October 25, 1999, Janeen Glock purchased an affordable housing property located at 98 Elm Street, Allendale, New Jersey 07401 Lot C0098 Block 1809 for \$56,622 ("Property"); and,

WHEREAS, on October 16, 2009, Janeen Glock secured a loan from Wells Fargo Bank, N.A. ("Wells Fargo") in the amount of \$61,050 and executed a mortgage, which was recorded on November 2, 2009; and,

WHEREAS, Janeen Glock passed away on January 5, 2023; and,

WHEREAS, on May 23, 2023, Wells Fargo filed a Complaint in the Bergen County Superior Court under Docket Number F00648223, initiating foreclosure proceedings as to the Property; and,

WHEREAS, on September 7, 2024, Wells Fargo took possession of the property; and,

WHEREAS, the Borough of Allendale ("Borough") in an effort to maintain the Property as an affordable housing unit has arranged for Allendale Housing, Inc. ("AHI") a non-profit organization, to purchase the Property from Wells Fargo; and,

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

DATE: 04/10/2025

RESOLUTION# 25-123

WHEREAS, the Property needs to be completely rehabilitated, the Borough has agreed to contribute \$90,000 towards the cost of rehabilitating the unit, with AHI agreeing to pay the balance of the rehabilitation costs, in any; and,

WHEREAS, once the Property is purchased by AHI and completely rehabilitated it shall be converted into two (2) special needs affordable housing units; and,

WHEREAS, FSHC has entered into an agreement with the Borough pursuant to which AHI will purchase the Property; completely rehabilitate it; and convert it into two (2) special needs units; and,

WHEREAS, this agreement is memorialized in a Consent Order, dated April 10, 2025, pursuant to which the Borough will also contribute \$90,000 from its trust fund towards the substantial rehab costs; and

WHEREAS, the Borough seeks approval of its right to spend \$90,000 of its trust fund on the rehab work contemplated by the Consent Order; and

WHEREAS, accordingly, the Borough wishes to authorize Special Affordable Housing Council to execute a Consent Order with FSHC and then seek Court approval of that Consent Order to eliminate any question as to the Borough's authority to spend \$90,000 from its Affordable Housing Trust Fund towards the rehabilitation of the Property; and,

NOW, THEREFORE, BE IT RESOLVED on this 10th day of April, 2025, by the Council of the Borough of Allendale, Bergen County, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize Special Affordable Housing Council to execute a Consent Order authorizing the Borough to spend \$90,000 from its Affordable Housing Trust Fund to rehabilitate the Property, with the balance of the rehabilitation costs, if any, to be paid for by Allendale Housing, Inc.:
2. This resolution shall take effect 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 April 10, 2025.



Dottie Blitzer
Acting Municipal Clerk



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

DATE: 04/10/2025

RESOLUTION# 25-124

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

☒ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**AUTHORIZATION TO HIRE POLICE OFFICER
ANTHONY CARDONIGA**

BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, upon recommendation of the Chief of Police and the Public Safety Committee that Anthony Cardoniga is hereby appointed as a Police Officer of the Allendale Police Department effective April 11, 2025, at the annual salary of \$58,957.00 in accordance with PBA Local 217 contract.

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 10, 2025.



Dottie Blitzer
Acting Municipal Clerk

