



**BOROUGH OF ALLENDALE  
MAYOR AND COUNCIL  
MEETING MINUTES  
FOR  
THURSDAY,  
JUNE 12, 2025  
7:00 P.M.**

**Mayor and Council of the Borough of Allendale  
Combined Work and Regular Session Meeting Minutes  
June 12, 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 June 12, 2025. The meeting was called to order at 7:00 pm by Mayor Amy Wilczynski.

Linda Cervino, the Municipal Clerk, read the open public meetings statement: “In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. The meeting dates for the year are confirmed at the Annual Meeting, are posted on the public bulletin board in the Municipal Building and on the Borough Website, published in The Record within the first 10 days of the New Year, and copies are sent to The Ridgewood News and Star-Ledger. Notice of this meeting by the June 3, 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: Timothy J. Wiss, Esq., Borough Attorney  
Linda Louise Cervino, Municipal Clerk  
Michael Dillon, Police Chief

Mayor Amy Wilczynski led the salute to the flag.

**PRESENTATIONS:**

- A. Certificates of Commendations: CPR/Defibrillator Rescue.
- B. Proclamation: Armed Forces Appreciation Day.
- C. Proclamation: A Ceremonial Proclamation For LGBTQ+ Pride Month.
- D. Proclamation: Tourette Syndrome Awareness Day in the Borough of Allendale.

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Mayor Wilczynski stated, there is really no on and off switch for our first responders. Some of you were off duty and some on your own time having a meal. And you were faced with a situation that involved quick thinking, courage and action. Without hesitation you answered that call. Thank you for the amazing job our police and dispatchers continue to do to serve our community. You are all part of an elite team that worked in sync together and you saved a life. It was the life of somebody who is really beloved in Allendale; Eddie Viseli. He came to this country 30 years ago and he's been in Allendale for 23 years. He owns three restaurants in our town, and he's loved by so many. How lucky were you to have EMT's and paramedics just eating at Morning Bloom Café that day. Someone was looking out for you. What you all did is a powerful reminder to all of us that the service that you do to the community is not just a job, it's a calling. True first responders and good Samaritans don't wait to be asked. They step in when they're needed, whether they're on duty or not. I do think of Eddie's family; wife, kids and all the friends that you have throughout this community and the heartbreak that you all spared for all of us. Because of you all, someone special is alive today. On behalf of myself and the council, thank you all for being courageous, compassionate and committed.

Chief Michael Dillon stated, the borough commends the quick and courageous actions of everyone assisted at the scene of a serious medical emergency at Morning Bloom Café on May 9, 2025. Their willingness to act in a critical moment exemplifies the powerful impact everyday individuals and responders can have during emergencies. I have no doubt that their actions performing CPR and defibrillation saved a life that day and Eddie's presence here today is testimony to that.

This incident underscores how vital it is for members of the public to remain calm, act quickly, and be prepared to assist when seconds count. When everyday people take action, they become an essential link in the chain of survival.

Each year, over 350,000 out-of-hospital cardiac arrests occur in the United States. Survival rates are less than 12% on average, but when bystanders immediately begin CPR and use an automated external defibrillator (AED), the chance of survival increases exponentially. Public involvement saves lives and every second truly matters.

Mayor Wilczynski presented Commendations to the following people:

- Jamie Hillgardner, Allendale Police Sergeant
- Christopher Naumov, Allendale Police Officer
- Dimitri Forde, Allendale Police Officer
- Christopher Rosado, Allendale Police Detective
- Anthony Cardoniga, Allendale Police Officer
- Michael Schell, Dispatcher
- Kole Kilmurray, Paramedic
- Linda Vitrone, Paramedic
- George Held, EMT
- Tyler Klutkowski, EMT
- Denise Infante, Good Samaritan
- Leonora Seji, Good Samaritan
- Sabrina Quirola, Good Samaritan

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Mayor Wilczynski read the following record into the record:

**PROCLAMATION IN HONOR OF ARMED FORCES APPRECIATION DAY**

**WHEREAS**, the armed forces of the United States serve as a unified team, at home and across the seas, in the pursuit of a durable peace; and

**WHEREAS**, our military members do not swear allegiance to an individual, group, or political party. Their oath is to the United States Constitution. By bringing together people from different races, religions, and sexual orientations and melding them into a cohesive fighting force, our military embodies the promise of our democratic experiment; and

**WHEREAS**, the sacrifices that such members of the United States Armed Forces and of the family members who support them, have preserved the liberties that have enriched this nation, making it unique in the world community; and

**WHEREAS**, we are here today to celebrate Armed Forces Day for those American men and women in uniform who serve selflessly to preserve democracy and freedom at home and around the world in times of war and peace; and,

**WHEREAS**, since 1949, the third Saturday of May has been proclaimed Armed Forces Day by the President of the United States and Commander-in-Chief. Calling all Americans to remember those who gave their lives in defense of freedom and to honor the men and women of our Armed Services who have served and are now serving our Country, together with their families.

**NOW, THEREFORE**, we, the Mayor and Council of the Borough of Allendale, NJ, do hereby recognize **ARMED FORCES APPRECIATION DAY** as a special day to show appreciation for our Military and encourage all citizens to display flags, ribbons, and/or personal messages to show their gratitude throughout the year.



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Mayor Wilczynski read the following record into the record:

**A CEREMONIAL PROCLAMATION FOR LGBTQ+ PRIDE MONTH**

**WHEREAS**, on June 28, 1969, at the Stonewall Inn in New York City, a courageous group of individuals stood up against harassment and injustice, igniting the Stonewall Uprising — a pivotal moment in the LGBTQ+ rights movement that galvanized a national and global push toward equality and justice; and

**WHEREAS**, in the decades since Stonewall, the LGBTQ+ community has made significant strides in the ongoing pursuit of equal rights, visibility, and acceptance. Yet, challenges persist, and the promise of full equality remains incomplete. The continued advancement of justice and inclusivity benefits all Americans and strengthens the foundation of our democracy; and

**WHEREAS**, every individual deserves to live with dignity, authenticity, and respect — free from discrimination, violence, and fear — regardless of sexual orientation, gender identity, or gender expression. During LGBTQ+ Pride Month, we honor the legacy of LGBTQ+ trailblazers, mourn those lost to hate and injustice, and recommit ourselves to the work of building a society that embraces diversity and uplifts every voice; and

**WHEREAS**, the Borough of Allendale is proud to be a Stigma-Free community, welcoming and affirming people from all walks of life and fostering a culture of inclusion, compassion, and understanding.

**NOW, THEREFORE**, we, the Mayor and Council of the Borough of Allendale, New Jersey, do hereby proclaim **June 2025 as LGBTQ+ Pride Month** in the Borough of Allendale and encourage all residents to reflect on the progress made, celebrate the contributions of the LGBTQ+ community, and continue striving toward a more just and inclusive society.

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Mayor Wilczynski read the following record into the record:

**RECOGNIZING JUNE 4<sup>TH</sup> AS TOURETTE SYNDROME AWARENESS DAY  
IN THE BOROUGH OF ALLENDALE**

**WHEREAS**, Tourette Syndrome is a neurodevelopmental disorder characterized by involuntary, repetitive movements and vocalizations called tics, affecting as many as 1 in 50 school-aged children; and

**WHEREAS**, Tourette Syndrome often presents alongside other disorders such as ADHD, OCD, and anxiety, requiring comprehensive and compassionate care; and

**WHEREAS**, increased awareness and understanding of Tourette Syndrome can help to eliminate stigma, foster acceptance, and promote early diagnosis and treatment, ultimately improving the quality of life for those affected; and

**WHEREAS**, the New Jersey Center for Tourette Syndrome & Associated Disorders, along with advocates, families, and professionals across the state, is dedicated to supporting education, outreach, and advocacy for individuals living with Tourette Syndrome; and

**WHEREAS**, the Borough of Allendale stands in solidarity with those affected by Tourette Syndrome and supports efforts to raise awareness and understanding within the community.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that June 4th is hereby recognized as **Tourette Syndrome Awareness Day** in the Borough of Allendale; and

**BE IT FURTHER RESOLVED** that all residents are encouraged to learn more about Tourette Syndrome and support individuals and families living with this condition.

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**AGENDA REVIEW:**

Mayor Wilczynski reviewed the agenda which consisted of:

- Second Reading and Public Hearing of Ordinances 25-09; and
- Introduction of Ordinance 25-10; and
- Introduction of Ordinance 25-11; and
- Introduction of Ordinance 25-12; and
- Resolution 25-161; and
- Consent Agenda Items 25-162 through 25-173, which included:

RES 25-162:	Authorize Renewal of ABC Liquor Licenses for 2025-2026.
RES 25-163:	Approval of Waiver of fees for 2025 Crestwood Lake Membership Account Number #515003.
RES 25-164:	Resolution authorizing the execution of a Memorandum of Understanding with Teamsters Local 11 to add Juneteenth as a Paid Holiday.
RES 25-165:	Approval of Tax Overpayments.
RES 25-166:	Authorization to enter into and the execution of the amended Allendale Mural Project Independent Contractor Services Agreement.
RES 25-167:	Appointment of Hourly Part-Time Building Monitors.
RES 25-168:	Approval for the display of rainbow ribbons by The Democratic Club of The Borough of Allendale in Recognition of LGBTQ+ Pride Month.
RES 25-169:	Approval of Waiver of Fees For 2025 Crestwood Lake Membership Membership Account Number #1584626.
RES 25-170:	Approval of Waiver of Fees For 2025 Crestwood Lake Membership Membership Account Number #1852543.
RES 25-171:	Authorization of 2025 Crestwood Lake Salaries Supplement Two
RES 25-172:	A Resolution authorizing the Lighting of the Menorah in the Borough of Allendale.
RES 25-173:	Approval of June 12, 2025 List of Bills.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY:**

No one from the public came forward.

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**SECOND READING AND PUBLIC HEARING OF ORDINANCES:**

“The following ordinance was first read by title only on May 22, 2025, and posted on the bulletin board of the lobby of the municipal building and borough website.

**ORDINANCE 25-09:** AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, VEHICLES AND TRAFFIC, CHAPTER 252-62(A).

No one from the public came forward regarding Ordinance 25-09.

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 25-09 attached and made a part hereof)

**INTRODUCTION OF ORDINANCES:**

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

**ORDINANCE 25-10:** CAPITAL ORDINANCE OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$642,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE BOROUGH'S CAPITAL IMPROVEMENT FUND AND FROM VARIOUS GRANTS.

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 25-10 attached and made a part hereof)

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The Municipal Clerk read into the record the following: “Ordinance 25-10 has been introduced upon first reading and will be published in the Wednesday, June 18, 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, June 26, 2025, at 7:00 pm or soon thereafter.”

**INTRODUCTION OF ORDINANCES:**

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

**ORDINANCE 25-11:** AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, VEHICLES AND TRAFFIC, CHAPTER 252-7(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 25-11 attached and made a part hereof)

The Municipal Clerk read into the record the following: “Ordinance 25-11 has been introduced upon first reading and will be published in the Wednesday, June 18, 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, June 26, 2025, at 7:00 pm or soon thereafter.”

**INTRODUCTION OF ORDINANCES:**

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

**ORDINANCE 25-12:** AN ORDINANCE BY THE BOROUGH OF ALLENDALE GOVERNING BODY AMENDING THE BOROUGH OF ALLENDALE CODE OF ORDINANCES TO REPEAL CHAPTER 132; TO ADOPT A NEW CHAPTER 132; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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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 25-12 attached and made a part hereof)

The Municipal Clerk read into the record the following: "Ordinance 25-12 has been introduced upon first reading and will be published in the Wednesday, June 18, 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, June 26, 2025, at 7:00 pm or soon thereafter."

**RESOLUTION:**

**RES: 25-161:** A RESOLUTION EXPRESSING THE BOROUGH'S INTENT TO PURCHASE TWO AFFORDABLE UNITS IN ACCORDANCE WITH THE DEEDS OF THE AFFORDABLE UNITS AND RESERVING ITS RIGHTS AS TO OTHER UNITS.

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 25-161 attached and made a part hereof)

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**APPROVAL OF CONSENT AGENDA:**

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

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino			✓		25-173	
Councilman O'Toole			✓			
Councilwoman Homan						✓
Councilwoman Lovisolo		✓	✓			
Councilman Daloisio			✓			
Councilman O'Connell	✓		✓			

(See Resolution 25-162 through 25-173 attached and made a part hereof)

**ADMINISTRATION:**

**Council Committee Reports**

**Councilman Yaccarino, Facilities, Parks and Recreation/Land Use and Construction Code Report:** Councilman Yaccarino reported that the lake is now filled, and the new concession stand has been constructed and is fully operational. The lake opened for the weekend and will transition to full-time operations following the conclusion of the school year. He expressed appreciation to Amy, Suzanne, and Alison for their contributions. Although the first scheduled band night was canceled due to inclement weather, efforts are underway to reschedule the event and finalize one additional band night. Details will be shared in an upcoming community newsletter.

**Councilman Matthew O'Toole, Public Safety Report:** The Public Safety Committee meeting, typically held on the second Tuesday of each month, has been rescheduled for next Tuesday due to a particularly busy week. This session will be combined with the pre-Fourth of July planning meeting, making for a productive agenda.

Council extended congratulations to the Allendale Police Department on the successful renewal of its accreditation for another three years—an achievement resulting from significant effort led by Sergeant Rosenthal and Chief Dillon. Additionally, the Borough has reached an agreement with the PBA following productive negotiations, resulting in a fair contract designed to attract and retain top-tier officers.

**Councilwoman Susanne Lovisolo – Finance, Human Resources, Administration & IT, Land Use and Construction Code Report:** The Finance, Administration, and Human Resources Committee meeting has been postponed due to a scheduling conflict with the PBA meeting and will be rescheduled. The next Land Use Committee meeting is planned for two weeks from now.

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On a personal note, appreciation was expressed to fellow Council members, the Borough's administrative team, and the Allendale community for their continued support. The presence of Eddie served as a meaningful reminder of the importance of timely and effective medical response, and gratitude was extended to those in Allendale who played a critical role in providing care during a recent medical emergency.

**Councilman Joseph Daloisio, Public Works & Public Utility/ Public Safety Report:** The DPW Committee is scheduled to meet next week; therefore, there are limited updates at this time. The Department of Public Works played a key role in preparing Crestwood Lake for opening and continues to maintain the Borough with the support of two seasonal employees. Under Andy's leadership, the team is working diligently to keep Allendale clean and well-maintained throughout the summer.

Road assessments have begun as part of next year's paving program, with a focus on identifying potholes and targeting areas for rehabilitation. Half of the Borough has been assessed, with the remainder scheduled for review.

Additionally, congratulations were extended to the Allendale Police Department, first responders, and bystanders for their swift action during a recent medical emergency. Gratitude was expressed for their efforts and support, and a heartfelt acknowledgment was shared for the recovery of those involved.

**Councilman Edward O'Connell – Facilities, Parks & Recreation:** Councilman O'Connell expressed gratitude that both Susanne and Eddie are doing well and extended thanks to all first responders for their efforts. He shared that he had the privilege of assisting Ava Lowry in completing her Girl Scout Gold Award project, which included the installation of new bat houses at Crestwood Lake. Four poles were placed—two with single bat houses and two with double bat houses—all discreetly positioned within the area.

Staff Reports:

**Linda Louise Cervino, Municipal Clerk,** thanked the Allendale Police Department, the Fire Department and the DPW in assisting on Election Night as well as Amanda and Dottie of her office. She also thanked the Superboard Workers and Poll Workers for their time and dedication.

**Timothy J. Wiss, Borough Attorney,** (via Zoom) stated that it was an emotional meeting. Allendale has always certainly felt like a welcoming place to us on the professional side. Mr. Wiss explained that the Stormwater Ordinance on the agenda is part of a statewide rollout mandated by the NJDEP, with Bergen County now required to adopt updated floodplain and stormwater regulations.



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Additionally, he reported that Allendale has successfully assumed ownership of the cell phone tower, which has already generated significant revenue. The Borough plans to issue a second RFP in the near future to further capitalize on this asset. (Connection was lost at the end of the update.)

**Michael Dillon, Police Chief:** Congratulations to all the officers commended tonight for actions saving a life of a local business owner after he suffered a medical emergency. Being a police officer is much more than enforcing law. Public safety is paramount no matter how duty calls. So many times, there are factors at play that are beyond our control. It's nice when the stars align and good outcomes occur. The Allendale Police Department continues to bring impactful programs to our residents. Lieutenant Todd Griffith in conjunction with the Bergen County Police Traffic Officer's Association secured funding for the Blue Envelope Program countywide. This program is supported by the Bergen County Prosecutor's Office and County of Bergen as well. The Blue Envelope Program is designed to enhance communication between law enforcement and individuals with disabilities such as autism spectrum disorder. It helps improve interactions during traffic stops, making them less stressful for drivers with autism. Participants obtain a blue envelope to store important documents like your license and registration which can be presented during stops. The program promotes inclusivity and awareness ensuring that our officers are informed about the driver's condition. Any Allendale resident wishing to obtain a blue envelope please feel free to contact our police headquarters or stop in any time at our station.

**MAYOR'S REPORT:**

We have this housing element plan that we've been working on for months. I feel we have a solid plan for Allendale. We really uncovered every option that we could potentially do to make sure that we are providing affordable housing while not altering the town and putting so much burden on the town. This has to now go to the Land Use Board. Once they approve it, it's going to come back to the council, and we will have it at our June 26<sup>th</sup> meeting. It is a lot of work for municipalities. There are a lot of things that didn't make sense and I'm hoping that there will be some reform to it. We've always said that there is a need for affordable housing, but not at the expense of public safety and the environment. It has to be done, but it has to be done differently in my opinion. We have always been compliant. We are going to be compliant again. I really hope there is going to be some legislative change and some reform for the fifth round.

We're still having our ongoing talks with Saddle River and Avalon Bay. As you may recall, we are asked to provide sewer capacity for a massive project of theirs. It's 275 units. While we do like to be friendly neighbors and we provided sewer access to their 129 100 percent inclusionary development, we are concerned that this will overburden our infrastructure.

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So, we have our engineer's report that says in fact that the capacity is too much. It will max out our capacity. Of course, their engineers are saying something different, so we're in the middle of that right now. We have a meeting next week, so, to be continued.

As Councilman O'Toole mention, we did have our PBA negotiations. I think they went really well. I'm proud of this contract. I think everybody is happy. I think the police officers know how much we do appreciate them. We want to make sure that they feel that they are compensated for the work that they do. We're not the lowest paying, we're not the highest paying, but, we're a competitive force and we love the culture that has been created by Chief Mike Dillon. It's different. We have a great relationship with them and that's nothing that has ever been in the past. I am proud of all the work we did.

I want to also say thank you to Linda Cervino for all the work you did at the elections. Thank you also for the last-minute agenda changes. I appreciate that.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

PUBLIC COMMENT ON ANY MATTER:

Walter Widmer, 38 Hamilton, Allendale commented that he couldn't vote, but didn't discuss why he couldn't.

Mr. Widmer also asked about the mural cost of \$79,000. Mayor Wilczynski said it cost more than that, but we're putting that in the budget. We are receiving more funds and we're hoping to get a grant that's going to cover most of that. Mr. Widmer asked if the mural was up. Mayor Wiczyski said it's going to be up. All of the components are coming together and we're hoping to have it up in time before school starts so that all the kids who participate will get to see it put up on the wall. It's a very interesting piece of art. It's going to take some cranes and painting to all come together. The sculpture who was leading the design is a famous sculpture and he's also an Allendale resident. Mr. Widmer asked who is approving it. Mayor Wilczynski said this has been going on for over a year now. We put it out to the community. We've had fundraisers with the community. People have bought tiles to help pay for it and he will be installing it in a couple of months.

Mr. Widmer said I listen to everybody approving things. Nobody ever says no. Mayor Wilczynski said we do a lot of work that is not on the dais. We have meetings once a month. We work behind the scenes tirelessly and we have our battles behind the scenes in committee meetings. By the time we get up here, we have it all worked out.

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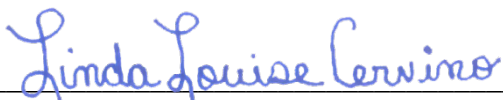
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Walter thanked Mayor Wilczynski for having the Town Hall Meetings at the community center. Mayor Wilczynski said we are trying to get more services there such as creating a will and getting all your affairs in order and other services.

**ADJOURNMENT:**

There being no further business to come before the Mayor and Council, on a motion by Councilman Yaccarino, second by Councilman O'Connell and unanimously carried, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC  
Municipal Clerk

06/26/2025

Date Approved

BOROUGH OF ALLENDALE  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

ORDINANCE # 25-09

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE  
BOROUGH OF ALLENDALE, VEHICLES AND TRAFFIC, CHAPTER 252-62(A)

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 252-62(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:

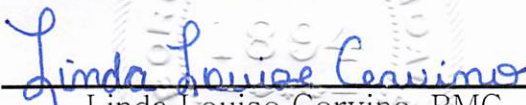
§ 252-62. Parking permits; residents and nonresidents; shopper parking; parking meters.

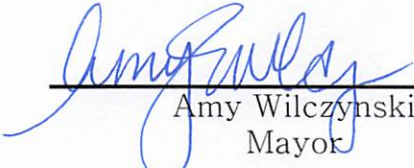
A. Annual parking permits shall be issued by the Police Department for commuter parking in areas designated in the West Side Parking Area and East Side Parking Area. The Mayor, Council and Administrative Officer are empowered to establish rules and regulations for the sale and implementation of parking permits. Such rules and regulations shall be on file for public inspection at the office of the Borough Clerk. The hours of operation for the commuter parking shall be 5:00 a.m. prevailing time to 5:00 p.m. prevailing time. The yearly fee for said permits shall be established by resolution of the Borough Council and shall renew in September of each year. In addition, the fee for said permits for a partial year, March 1 through August 31, may also be established each year by resolution of the Borough Council.

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 252 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 adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk

  
Amy Wilczynski  
Mayor

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

**ORDINANCE # 25-10**

CAPITAL ORDINANCE OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$642,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE BOROUGH'S CAPITAL IMPROVEMENT FUND AND FROM VARIOUS GRANTS.

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

Section 1. The Borough of Allendale, in the County of Bergen, New Jersey (the "Borough") is hereby authorized to make the following public improvements and acquisitions in, by and for the Borough: (A) undertaking of streetscape improvements to the Downtown/De Mercurio Drive (Phase 7); (B) acquisition of the following equipment for the use of the Fire Department: (i) a washer and dryer, (ii) self-contained breathing apparatus equipment, (iii) turnout gear and (iv) a storage shed; (C) dredging the 9-11 Memorial Pond; (D) rehabilitation of various athletic fields; and (E) acquisition of an SUV for the use of the Fire Code Official. Said improvements and acquisitions shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$642,000 is hereby appropriated to the payment of the cost of the improvements and acquisitions authorized and described in Section 1 hereof (hereinafter referred to as the "improvements"). Said appropriation shall be raised from the Borough's Capital Improvement Fund and from various grants, as hereinafter provided. The sum of \$292,920 is hereby appropriated from the Borough's Capital Improvement Fund to the payment of the



cost of the improvements. The aggregate amount of \$349,080 in grants is hereby appropriated to the payment of the cost of the improvements, as follows: (A) \$304,080 from the State of New Jersey Department of Transportation for the streetscape improvements; and (B) \$45,000 from a Federal American Rescue Plan Act Firefighters Grant for the acquisition of the washer and dryer.


Section 3. Said improvements are lawful capital improvements of the Borough having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefited.

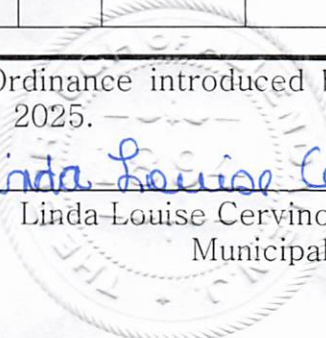
Section 4. The capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director,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

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

	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 June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



BOROUGH OF ALLENDALE  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

ORDINANCE # 25-11

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE  
BOROUGH OF ALLENDALE, VEHICLES AND TRAFFIC, CHAPTER 252-7(A)

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 252-7(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:

§ 252-7. No parking during specific hours.


(A) It shall be unlawful to park any vehicle between the hours of 3:00 a.m. and 5:00 a.m. upon any street in the Borough of Allendale.

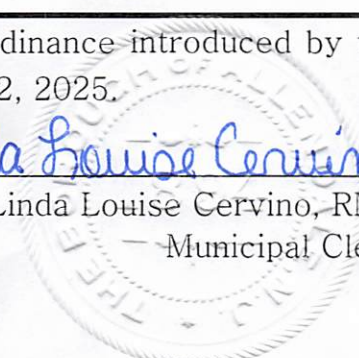
Upon resident request to the Allendale Police Department, the Chief of Police or his designee may temporarily waive this provision for a period not exceeding 5 days.

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 252 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 June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



BOROUGH OF ALLENDALE  
COUNTY OF BERGEN  
STATE OF NEW JERSEY

ORDINANCE # 25-12

ORDINANCE FOR ADOPTION OF THE FLOODPLAIN MANAGEMENT REGULATIONS OF  
THE BOROUGH OF ALLENDALE

**AN ORDINANCE BY THE BOROUGH OF ALLENDALE GOVERNING BODY AMENDING THE  
BOROUGH OF ALLENDALE CODE OF ORDINANCES TO REPEAL CHAPTER 132; TO ADOPT  
A NEW CHAPTER 132; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN  
ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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**WHEREAS**, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of **Borough of Allendale** and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

**WHEREAS**, the **Borough of Allendale** was accepted for participation in the National Flood Insurance Program on June 14, 1979 and the governing body of the Borough of Allendale desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

**WHEREAS**, the **Borough of Allendale** is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

**WHEREAS**, the **Borough of Allendale** is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

**WHEREAS**, the **Borough of Allendale** is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).



**NOW, THEREFORE, BE IT ORDAINED** by the governing body of **Borough of Allendale** that the following floodplain management regulations are hereby adopted.

#### **SECTION 1. RECITALS.**

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

#### **SECTION 2.**

These regulations specifically repeal and replace the following ordinance(s) and regulation(s): Chapter 132.

### **CHAPTER 132 FLOODPLAIN MANAGEMENT**

#### **ARTICLE I TITLE, SCOPE, PURPOSE AND OBJECTIVES**

##### **132.1 Title.**

These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations* of Borough of Allendale (hereinafter "these regulations").

##### **132.2 Scope.**

These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in these regulations.

##### **132.3 Purposes and objectives.**

The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- A. Protect human life and health.
- B. Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- C. Manage the alteration of natural floodplains, stream channels and shorelines;
- D. Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- E. Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- F. Contribute to improved construction techniques in the floodplain.
- G. Minimize damage to public and private facilities and utilities.
- H. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- I. Minimize the need for rescue and relief efforts associated with flooding.

- J. Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- K. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events. Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

#### 132.4 Coordination with Building Codes.

Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the Borough of Allendale administer and enforce the State building codes, the governing body of the Borough of Allendale does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.

#### 132.5 Warning.

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

#### 132.6 Other laws.

The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

#### 132.7 Abrogation and greater restrictions.

These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

## **ARTICLE II DEFINITIONS**

#### 132.8 General.

The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

#### 132.9 Definitions

30 DAY PERIOD - The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION - Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION - Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES - Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1- A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES- Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES - Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE - Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances

where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING - A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. AREA OF SPECIAL FLOOD HAZARD - see SPECIAL FLOOD HAZARD AREA

ALTERATION OF A WATERCOURSE - A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 - The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 - The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) - The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT - Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to

Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS - Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING - Per the FHACA, "Building" means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL -- A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or

hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CRITICAL BUILDING - Per the FHACA, "Critical Building" means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT - Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING - A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING - A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE - An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT - The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS - Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

#### FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
  1. The overflow of inland or tidal waters.
  2. The unusual and rapid accumulation or runoff of surface waters from any source.
  3. Mudslides (I.e. mudflows) which are proximately caused by flooding as defined in (a) (2) of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a) (1) of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION - Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal Azone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 - 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) - The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) - The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA - Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS - Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING - Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE - Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD - A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE - A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING- Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a



mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

**HARDSHIP** - As related to Section 132.25 of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Borough of Allendale Land Use Board requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

**HIGHEST ADJACENT GRADE** - The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

**HISTORIC STRUCTURE** - Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  1. By an approved State program as determined by the Secretary of the Interior; or
  2. Directly by the Secretary of the Interior in States without approved programs.

**LAWFULLY EXISTING** - Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the

requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered "lawfully existing" for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE - The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision - Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION - FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain.

Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL - Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) - The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE - The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR - In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME - A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for

rent or sale.

**MARKET VALUE** - The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the tax assessor's office, or (3) established by a qualified independent appraiser.

**NEW CONSTRUCTION** - Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

**NON-RESIDENTIAL** - Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

**ORDINARY MAINTENANCE AND MINOR WORK** - This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

**RECREATIONAL VEHICLE** - A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

**RESIDENTIAL** - Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;

- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL - "Solid Waste Disposal" shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA - The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION - The Start of Construction is as follows:

- a. For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA), this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the

building.

- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

**STRUCTURE** - A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

**SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT** - Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES - Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE - A grant of relief from the requirements of this Section which permits construction in a manner otherwise prohibited by this Section where specific enforcement would result in unnecessary hardship.

VIOLATION - A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION - the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING - Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

### **ARTICLE III GENERAL PROVISIONS**

#### **132.10 General.**

These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and

replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

132.11 Ordinary Building Maintenance and Minor Work.

Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section 132.14N of this ordinance.

132.12 Establishment of Flood Hazard Areas.

The Borough of Allendale was accepted for participation in the National Flood Insurance Program on June 14, 1979.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Borough of Allendale Municipal Building, 500 West Crescent Avenue, Allendale, NJ 07401.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- A. Effective Flood Insurance Study. Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled Flood Insurance Study Bergen County, New Jersey (All Jurisdictions) dated August 28, 2019 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 132.12(1) whose top level document (index map) effective date is August 28, 2019 are hereby adopted by reference.



Table 132.12(A)

Map Panel #	Effective Date	Suffix
34003C0067	August 28, 2019	H
34003C0069	August 28, 2019	J
34003C0086	August 28, 2019	J
34003C0088	August 28, 2019	J

- B. Federal Best Available Information. Borough of Allendale shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 132.12(B)

Map Panel #	Preliminary Date
None as of the date of this ordinance	

- C. Other Best Available Data. Borough of Allendale shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the Borough of Allendale. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in the Sections 132.12A & B above. This information shall be used for floodplain regulation purposes only.
- D. State Regulated Flood Hazard Areas. For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in Section 132.9, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table 132.12(3 List of State Studied Waters

Name of Studied Water	File Name	Map Number
Ramsey Bk	AB000024	D-6
Valentine Bk Trib #2	AB000025	D-5
Valentine Bk	AB000029	C-7
Valentine Bk	AB000030	C-6
Valentine Bk	AB000038p	38P

132.13 Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section 132.12, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

- A. At a minimum, the Local Design Flood Elevation shall be as follows:
1. For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 132.12, above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or
  2. For any undelineated watercourse (where mapping or studies described in 132.12 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:
    - a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
    - b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to Section 132.21-22.
  3. AO Zones - For Zone AO areas on the municipality's FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
  4. Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
  5. Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III

Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

#### **ARTICLE IV ADMINISTRATION**

##### **132.14 Floodplain Administrator**

- A. Designation. The Construction Code Official is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.
- B. General. The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Section 132.25 of these regulations.
- C. Coordination. The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.
- D. Duties. The duties of the Floodplain Administrator shall include but are not limited to:
  - 1. Review all permit applications to determine whether proposed development is located in flood hazard areas established in Section 132.12 of these regulations.
  - 2. Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
  - 3. Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
  - 4. Determine whether additional flood hazard data shall be obtained or developed.
  - 5. Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
  - 6. Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 132.14N of these regulations.

7. Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
  8. Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Section 132.25 of these regulations.
  9. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
  10. Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
  11. Inspect development in accordance with Section 132.24 of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
  12. Prepare comments and recommendations for consideration when applicants seek variances in accordance with Section 132.25 of these regulations.
  13. Cite violations in accordance with Section 108 of these regulations.
  14. Notify the Federal Emergency Management Agency when the corporate boundaries of Borough of Allendale have been modified.
  15. Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section 132.11.
- E. Use of changed technical data. The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.
- F. Other permits. It shall be the responsibility of the Floodplain

Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

- G. Determination of Local Design Flood Elevations. If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:
1. Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
  2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in Section 132.12 and Section 132.13 respectively. This information shall be provided to the Construction Official and documented according to Section 132.140.

- H. Requirement to submit new technical data. Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.
- I. Activities in riverine flood hazard areas. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the

placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

- J. Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing-activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.
  - 1. Floodway revisions. A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.
- K. Watercourse alteration. Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.
  - 1. Engineering analysis. The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.
- L. Alterations in coastal areas. The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer, that demonstrates that the proposed alteration will not increase the potential for flood damage.
- M. Development in riparian zones All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance

unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

- N. Substantial improvement and substantial damage determinations. When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:
1. Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
  2. Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 132.11, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
  3. Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
  4. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
  5. Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code

is required and notify the applicant when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

- O. Department records. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMS; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.
- P. Liability. The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.



## ARTICLE V PERMITS

### 132.15 Permits Required.

Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

### 132.16 Application for permit.

The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- A. Identify and describe the development to be covered by the permit.
- B. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- C. Indicate the use and occupancy for which the proposed development is intended.
- D. Be accompanied by a site plan and construction documents as specified in Section 132.20-23 of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
- E. State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- F. Be signed by the applicant or the applicant's authorized agent.

### 132.17 Validity of permit.

The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

### 132.18 Expiration.

A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is

authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

132.19 Suspension or revocation.

The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

132.20 Information for development in flood hazard areas.

- A. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:
- B. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- C. Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 132.21.
- D. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 132.21C of these regulations.
- E. Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
- F. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- G. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- H. Extent of any proposed alteration of sand dunes.
- I. Existing and proposed alignment of any proposed alteration of a

watercourse.

- J. Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

132.21 Information in flood hazard areas without base flood elevations (approximate Zone A).

Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- A. Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- B. Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.
- C. Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

132.22 Analyses and certifications by a Licensed Professional Engineer.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- A. For development activities proposed to be located in a

regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 132.23 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

- B. For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- C. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 132.23 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- D. For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- E. For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

132.23 Submission of additional data.

When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown

on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

132.24 Inspections

- A. General. Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.
- B. Inspections of development. The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.
- C. Buildings and structures. The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.
  - 1. Lowest floor elevation. Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 132.32 shall be submitted to the Construction Official on an Elevation Certificate.
  - 2. Lowest horizontal structural member. In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 132.32 shall be submitted to the Construction Official on an Elevation Certificate.
  - 3. Installation of attendant utilities (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section 132.32.
  - 4. Final inspection. Prior to the final inspection, certification of the elevation required in Section 132.32 shall be submitted to the Construction Official on an Elevation Certificate.
- D. Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted hardshipped on an Elevation

Certificate to the Floodplain Administrator prior to the final inspection.

## **ARTICLE VI VARIANCES**

### **132.25 Variances**

- A. General. The Land Use Board shall hear and decide requests for variances. The Land Use Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section 132.25, the conditions of issuance set forth in Section 132.25, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Land Use Board has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.
- B. Historic structures. A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.
- C. Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.
- D. Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section 132.22 of these regulations.
- E. Considerations. In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:
  - 1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
  - 2. The danger to life and property due to flooding or erosion damage.
  - 3. The susceptibility of the proposed development, including

contents, to flood damage and the effect of such damage on current and future owners.

4. The importance of the services provided by the proposed development to the community.
5. The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
6. The compatibility of the proposed development with existing and anticipated development.
7. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
8. The safety of access to the property in times of flood for ordinary and emergency vehicles.
9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

F. Conditions for issuance. Variances shall only be issued upon:

1. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
2. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
4. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property

## ARTICLE VII VIOLATIONS

### 132.26 Violations.

- A. Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.
- B. Authority. The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.
- C. Solid Waste Disposal in a Flood Hazard Area. Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.
- D. Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.
- E. Review Period to Correct Violations. A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.
- F. Violations and Penalties for Noncompliance. No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the



following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

#### **ARTICLE VIII PROVISIONS FOR FLOOD HAZARD REDUCTION**

##### **132.27 Subdivisions and Other Developments**

- A. General. Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:
  - 1. All such proposals are consistent with the need to minimize flood damage.
  - 2. All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
  - 3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.
- B. Subdivision requirements. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
  - 1. The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
  - 2. Residential building lots shall be provided with adequate buildable area outside the floodway.
  - 3. The design criteria for utilities and facilities set forth

in these regulations and appropriate codes shall be met.

132.28 Site Improvements

- A. Encroachment in floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section 132.22 of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section 132.22 is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section 132.322 of this ordinance and the floodway requirements of N.J.A.C. 7:13.
- B. Prohibited in floodways. The following are prohibited activities:
  - 1. The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
  - 2. Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.
- C. Sewer facilities. All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.
- D. Water facilities. All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.
- E. Storm drainage. Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.
- F. Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.
- G. Limitations on placement of fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and

structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

- H. Hazardous Materials. The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

132.29 Manufactured Homes

- A. General. All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).
- B. Elevation. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section 132.32.
- C. Foundations. All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.
- D. Anchoring. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- E. Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section 132.32.

F. Protection of mechanical equipment and outside appliances. Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section 132.32 of these regulations.

1. Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 132.32, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

132.30 Recreational Vehicles

- A. Placement prohibited. The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.
- B. Temporary placement. Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.
- C. Permanent placement. Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 132.32 for habitable buildings and Section 132.29.

132.31 Tanks

- A. Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

132.32 Other Development and Building Work

- A. General requirements for other development and building work. All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:
  1. Be located and constructed to minimize flood damage;
  2. Meet the limitations of Section 132.22 of this ordinance when located in a regulated floodway;
  3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to Section 132.13;
  4. Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;

5. Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section 132.13 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:
  - a. Specifically allowed below the Local Design Flood Elevation; and
  - b. Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
6. Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
7. Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

B. Requirements for Habitable Buildings and Structures

1. Construction and Elevation in A Zones not including Coastal A Zones.
  - a. No portion of a building is located within a V Zone.
  - b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
  - c. All new construction and substantial improvement of any habitable building (as defined in Section 132.9) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 132.13, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
  - d. All new construction and substantial improvements of non-residential structures shall:
    - (i) Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 132.13, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
    - (ii) Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure: Meets the requirements of ASCE 24 Chapters 2 and 7; and Is constructed according

to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.

- e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
  - (i) For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;
  - (ii) Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 801.2.1(d)ii are met;
  - (iii) Be constructed to meet the requirements of ASCE 24 Chapter 2;
  - (iv) Have openings documented on an Elevation Certificate; and
  - (v) Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:
    - [1] The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
    - [2] The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
    - [3] The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property

owner to enforcement;

- C. Garages and accessory storage structures. Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.
- D. Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section 132.22 of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Section 132.25 of this ordinance.
- E. Retaining walls, sidewalks, and driveways. Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of Section 132.22 of these regulations and N.J.A.C. 7:13.
- F. Swimming pools. Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section 132.22 of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.
- G. Roads and watercourse crossings.
  - 1. For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
  - 2. Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section 132.22 of these regulations.
- H. Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in

accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

- I. Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.
- J. Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of Section 132.22 of these regulations.
- K. Utility and Miscellaneous Group U. In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.
  - 1. Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section 132.13.
  - 2. Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section 132.13 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.
  - 3. Enclosures below base flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section 132.32 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.
  - 4. Flood-damage resistant materials. Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section 132.13.
  - 5. Protection of mechanical, plumbing, and electrical



systems. Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in Section 132.13.

- a. Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

### SECTION 3 SEVERABILITY

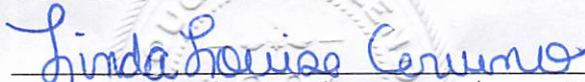
Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

### SECTION 4. EFFECTIVE DATE.

This ordinance shall take effect immediately.

	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

  
 Linda Louise Cervino, RMC  
 Municipal Clerk

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

**DATE: 06/12/2025**

**RESOLUTION# 25-161**

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

☒ Carried  
☐ Defeated  
☐ Tabled  
☐ Approved on  
Consent Agenda

A RESOLUTION EXPRESSING THE BOROUGH'S INTENT TO PURCHASE TWO AFFORDABLE UNITS AT AN AFFORDABLE PRICE, TO EXTEND THE DEED RESTRICTIONS ON TWO OTHER AFFORDABLE UNITS AND TO RESERVE THE RIGHT TO BUY TWO ADDITIONAL UNITS AT THE AFFORDABLE PRICE.

*COAH -- "With The Full Cooperation" Of the HMFA – Adopted Regulations That Identified Affordable Housing As A "Precious Resource" And That Empowered Municipalities To Decide How To Best Use That Resource To Advance the Interests of Low- and Moderate-Income Households.*

WHEREAS, on May 15, 1989, the New Jersey Council on Affordable Housing ("COAH") "with the full cooperation of the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency ("HMFA")" adopted regulations that established important public policies centered on the principle that affordable housing was a "precious resource" and that municipalities should be allowed to decide how best to use that resource to facilitate the production of affordable housing (see 21 N.J.R. 2020-2024); and

WHEREAS, COAH explained that "New Jersey is losing affordable units and the subsidy necessary to replace them" as a result of the expiration of controls on affordable units created "by HUD in the 1960s and 1970s" and noted that "experience indicates that there will be an on-going need for affordable housing" (see 21 N.J.R. 2020); and

WHEREAS, the regulations that COAH adopted empowered municipalities to use "proceeds derived from sales of affordable units for the creation, rehabilitation or maintenance of affordable housing units" or to extend the deed restriction on affordable units (see 21 N.J.R. 2020); and

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**WHEREAS**, through these regulations, COAH "decided to create a situation where responsible public officials could make decisions regarding the continued maintenance of affordability as the controls were expiring" (see 21 N.J.R. 2020); and

**WHEREAS**, in establishing these policies, COAH considered the claim that "[o]wners of affordable units should be allowed to retain the equity built up in their units if the unit is sold after the resale controls expire"; and concluded that the rights of municipalities to address the need for affordable housing as they saw fit was more important than the rights of individual low- and moderate-income households to a potential windfall:

"RESPONSE: After listening to many different views, the Council determined that an affordable housing unit is a precious resource and efforts should be made to retain the affordable housing stock or for money to be recycled to create additional housing opportunities. However, the owners of a low and moderate income unit do receive many benefits, including an affordable housing unit during the length of their tenure; the equity resulting from repayment of a mortgage; the appreciation resulting from indexed increases to the maximum sales price of the housing unit; and the tax deductions that are synonymous with home ownership. Also, if home maintenance has been ignored, the owner may not be able to sell the unit for the full controlled price."

[21 N.J.R 2020]

and

**WHEREAS**, COAH implemented the policies explained in response to comments made on its proposed rules by providing that "a municipality shall have the right to determine that the most desirable means of promoting an adequate supply of low- and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:92-12.1" (N.J.A.C. 5:92-12.8(a)); and

**WHEREAS**, for ease in reference, this resolution shall refer to (a) the right COAH conferred on municipalities to capture 95 percent of the differential between the fair market value of an affordable unit and the Maximum Restricted Resale Price

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of a unit at the first non- exempt sale following the expiration of the deed restriction as "*the repayment option*" and (b) the right COAH conferred on municipalities to reject the repayment option and thereby extend the affordability controls as "*the extension of controls option*"; and

WHEREAS, on May 10, 1994, COAH adopted its Round 2 Substantive Regulations, which incorporated the policies it had established by its 1989 regulations (compare 5:92-12.1 et seq. with N.J.A.C. -9.1 et seq.); and

*The HMFA Incorporated into Its UHAC Regulations The Standards Set Forth In  
The Regulations COAH Adopted in 1989 and 1994, Thereby Reaffirming The  
Right of Municipalities To Use Existing Affordable Housing To Advance the  
Interests of Low-and-Moderate Income Households As the Municipalities Deem  
Fit*

WHEREAS, in 2001 and 2004, the HMFA incorporated into its Uniform Housing Affordability Controls ("UHAC") regulations the standards that COAH had first established in 1989 with its "full cooperation" and that COAH made part of its Round 2 regulations (see N.J.A.C. 5:80-26.1 thru - 26.26); and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, like N.J.A.C. 5:92-12.8 and N.J.A.C. 5:93-9.9 of COAH regulations, the HMFA reaffirmed "the right [of municipalities] to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2"; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, the HMFA gives the Borough "the right to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2 ... " (compare N.J.A.C. 5:80-26.25 with N.J.A.C. 5:93-9.9); and

WHEREAS, by incorporating into UHAC the standards that COAH established in its 1989 regulations and reasserted in its Round 2 regulations, the HMFA reaffirmed yet again the rights of municipalities to use existing housing to advance the interests of the class of low and moderate (LMI); and

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WHEREAS, COAH, the DCA and the HMFA thus recognized that the interest of the class of low and moderate income households must take precedence over the rights of individual low and moderate income households to a windfall; and

*In December, 2024, The HMFA Recently Adopted Emergent Regulations  
Wherein It Again Provided For Municipalities To Use Existing Affordable  
Housing To Advance the Interests of Low and Moderate Income Households*

WHEREAS, in March of 2024, the New Jersey Legislature passed, and the Governor signed, Bill A4, codified into law as N.J.S.A. 52:27D-301 et seq. (hereinafter "FHA II"); and

WHEREAS, the FHA II became effective on March 20, 2024; and

WHEREAS, FHA II also recognized the right of municipalities to secure credit by extending the affordability control on units (see N.J.S.A. 52:27D-311 (k)); and

WHEREAS, FHA II directed the New Jersey Housing and Mortgage Financing Agency (HMFA) to revise the Uniform Housing Affordability Controls (UHAC) within nine months of enactment to strengthen the requirements under which a town may fulfill its affordable housing obligations by extending deed restrictions on existing affordable units (see N.J.S.A. 52:27D-313-3); and

WHEREAS, on December 19, 2024, the HMFA complied with this obligation to adopt revised UHAC regulations on an emergency basis; and

WHEREAS, pursuant to these emergency regulations, a municipality could purchase an affordable housing unit at its first non-exempt sale, at the maximum restricted price (see N.J.A.C. 5:80-26.6 (f)); and

WHEREAS, upon acquiring such a unit, a municipality could then sell the unit to a LMI household with a new 30 year deed restriction and thereby secure a credit against its Fourth Round obligation (see N.J.S.A. C:52:37D-301 et. al.); and

WHEREAS, the emergent HMFA regulations also empowered municipalities to extend deed restrictions on 95/5 units for a cost of \$10,000 and on units that do not qualify as 95/5 units for \$20,000 (N.J.A.C. 5:80-26.6); and

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**WHEREAS**, there are six properties in the Borough, currently subject to affordability controls, with deed restrictions that will expire between July 1, 2025 and June 30, 2035 unless the Borough takes steps to keep the affordable units in its inventory of affordable units; and

**WHEREAS**, more specifically, four of the six units are as follows: 3 Trotters Lane (Block 2101, Lot 3); 11 Trotters Lane (Block 2101, Lot 11); 7 Trotters Lane (Block 2101, Lot 7); and 86 Carriage Court (Block 2101, Lot 86); and

**WHEREAS**, the deed for each of the four units expressly provides that “the Borough of Allendale . . . shall have an option to purchase the Unit at a maximum allowable restricted sale price at the earlier of (a) the time of the first non-exempt sale after controls on affordability have been in effect for thirty (30) years after the date of the initial acquisition of the Affordable Housing Unit by a purchaser, or (b) the date upon which a judgment of foreclosure or deed in lieu of foreclosure is obtained by the holder of a first mortgage lien on the unit.”; and

**WHEREAS**, in addition to the four units identified above, there are two additional properties in the Borough, currently subject to affordability controls, which are not 95/5 units: 96 Elm Street (Block 1809, Lot 8C0096) and 100 Elm Street (Block 1809, Lot 8C00100); and

**WHEREAS**, the deed restrictions on these two additional units will expire between 9/29/29 and 11/22/29, unless the Borough takes steps to extend the deed restrictions and thereby keep the affordable units in its inventory of affordable units; and

**WHEREAS**, the deed for each of the units provides that, “In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the “Control Period,” until the municipality in which the unit is located elects to release the unit from such requirements”; and

**WHEREAS**, the deed further states that, “Sale and use of the property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the “Regulations”) and any amendments, changes, or supplements thereto”; and

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**WHEREAS**, the section of UHAC which the above deeds reference, now N.J.A.C. 5:80-26.6 under the December 2024 regulations, allows a municipality to extend the deed restrictions on an ownership unit, provided it pays the owner of the unit \$20,000; and

**WHEREAS**, FHA II establishes a June 30, 2025 deadline to file a Housing Element and Fair Share Plan of any municipality, such as Allendale, that voluntarily elected to participate in its process; and

**WHEREAS**, Allendale is a progressive community that satisfied its obligations through Round 3 and secured a Judgment of Compliance and Repose approving its Round 3 Housing Element and Fair Share Plan; and

**WHEREAS**, Allendale has sought to comply in Round 4 as well based upon the amendment to the Fair Housing Act signed into law on March 20, 2024; and

**WHEREAS**, Allendale has been working on formulating a Housing Element and Fair Share Plan to address its responsibilities through Round 4 based upon the only laws available to it; and

**WHEREAS**, one component of the Housing Element and Fair Share Plan that is anticipated to be adopted by the Planning Board, endorsed by the Borough and filed with the Program later this month involves the purchase and resale of two of the affordable properties identified above and with a resale of the units with a deed restriction that would keep the units restricted for an additional 30 years; and

**WHEREAS**, the two units it wishes to purchase now are the ones located at 3 Trotters Lane and  
11 Trotters Lane; and

**WHEREAS**, in accordance with the deeds of these two units, the Borough will pay the maximum restricted sale price to the owners of each of these two units, at the first non-exempt sale following the expiration of the deed restriction, as part of its commitment to fulfilling its Round 4 affordable housing obligation; and

**WHEREAS**, notwithstanding any other law to the contrary, the Borough has a right, under the plain language of the deeds, and it is hereby exercising that right to purchase the affordable units at the first nonexempt sale following the expiration



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of the current deed restriction and commits to reselling the units after confirming they are safe and habitable with appropriate 30 year deed restrictions and shall claim entitlement to credits for these units based on these commitments; and

**WHEREAS**, the Borough shall make sure these two units are in a safe and habitable condition with an appropriate 30-year affordability restriction before the units are conveyed to another low or moderate income household as part of its provision of creditworthy units in its Round 4 Housing Element and Fair Share Plan; and

**WHEREAS**, by committing to purchase these two units located at 3 Trotters Lane and 11 Trotters Lane, the Borough is in no way abandoning its right to purchase the other two units located at 7 Trotters Lane and 86 Carriage Court that also have language in their deeds authorizing the Borough to purchase the units at the maximum restricted price at the first nonexempt sale following the expiration of the deed restriction; and

**WHEREAS**, as noted above, four units have language in their deeds that gives the Borough the right to buy the units at an affordable price and two additional units has language in their deed that empowers the Borough to extend the deed restrictions on the units (96 Elm Street and 100 Elm Street: and

**WHEREAS**, in addition to buying two of the four units with language in the deed that authorizes the Borough to buy at the affordable price, the Borough wishes to extend the deed restriction on the two units with deed language authorizing the Borough to extend the restrictions.

**WHEREAS**, in accordance with the December 2024 emergency regulations and the language of the deeds, the Borough will commit to a payment of \$20,000 per unit to extend the restrictions on these two units, and claims the right to two credits towards its Round 4 obligation in so doing.

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

**SECTION 1.** The Borough of Allendale shall purchase, at the maximum restricted resale price, the following units, at the first non-exempt sale after controls on affordability have expired, in accordance with the plain language in the deeds:



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3 Trotters Lane (Block 2101, Lot 3) (controls extend from 10/31/02 until 10/31/32); and  
11 Trotters Lane (Block 2101, Lot 11) (controls extend from 10/16/02 until 10/16/32).

The deed restriction on these units shall be for thirty from the resale of the units by the Borough.

**SECTION 2.** The Borough moreover affirms that it continues to possess the right to purchase the following units at the first non-exempt sale after controls on affordability have expired in accordance with the plain language in the deeds:

7 Trotters Lane (Block 2101, Lot 7) (controls extend from 12/19/02 until 12/19/32); and  
86 Carriage Court (Block 2101, Lot 86) (controls extend from 2/11/03 until 2/11/33).

The deed restriction on these units shall be for thirty from the resale of the units by the Borough.

**SECTION 3.** The Borough moreover shall extend the deed restrictions on the following units, pursuant to the language of their deed, and shall pay to the owner of each a sum of \$20,000, pursuant to the December 2024 UHAC regulations codified as N.J.A.C. 5:80-26.6:

96 Elm Street (Block 1809, Lot 8C0096) (current controls extend from 9/29/99 until 9/29/29); and  
100 Elm Street (Block 1809, Lot 8C00100) (current controls extend from 11/22/99 until 11/22/29).

The deed restrictions referenced above shall extend for thirty years from the last date of the current deed restriction or from the sale of the units at the first nonexempt sale following the expiration of the deed restriction, whatever may be required to secure the Borough's right to credits.

**SECTION 4.** Although the Borough is taking the actions set forth herein consistent with the emergency regulations adopted by the HMFA in December of 2024, the Borough has an independent right based on the plain language of the deeds of the following units to buy the units at the maximum restricted price: 3

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Trotters Lane (Block 2101, Lot 3); 7 Trotters Lane (Block 2101, Lot 7); 11 Trotters Lane (Block 2101, Lot 11); and 86 Carriage Court (Block 2101, Lot 86); and

**SECTION 5.** In purchasing the two units located at 3 Trotters Lane and 11 Trotters Lane and reselling them with an appropriate 30-year deed restriction after making sure they are safe and habitable, the Borough seeks to keep these units in its stock of units affordable to low and moderate income households and to forego any right to capture 95 percent of the differential that might apply during this 30 year extended period of affordability.

**SECTION 6.** Before reselling any of the four affordable units located at 3 Trotters Lane (Block 2101, Lot 3); 7 Trotters Lane (Block 2101, Lot 7); 11 Trotters Lane (Block 2101, Lot 11); and 86 Carriage Court (Block 2101, Lot 86) with a new 30 year restriction after exercising its right to purchase at the maximum restricted price, the Borough shall address any health and safety concerns.

**SECTION 7.** The Borough shall notify the owners of the two units it is committing to buy now (3 Trotters Lane and 11 Trotters Lane) that it is exercising its right to purchase the two units. Before it possibly buys and resells 7 Trotters Lane and 86 Carriage Court, the Borough shall notify the owners in a timely fashion that it will be buying the units.

**SECTION 8.** The Borough shall further seek to record this resolution to make clear in the chain of title that it will buy 3 Trotters Lane and 11 Trotters Lane that it will purchase the units at the first nonexempt sale following the expiration of the current deed restriction and will resell them with a fresh 30 year deed restriction. In the event the Borough elects its right to buy the two additional units with language in their deeds that it will buy the units (7 Trotters Lane and 86 Carriage Court), the Borough will also record this resolution to make clear that it is buying the units at the first nonexempt sale following the expiration of the current deed restriction and will resell them with a fresh 30 year deed restriction.

**SECTION 9.** In extending the deed restrictions on the two final units located at 98 Elm Street and 100 Elm Street, the Borough will provide \$20,000 to each household; will restrict the units to keep them affordable, will forego its right to capture any percentage of the differential to which it may be entitled, and will take such steps as are necessary to make sure the units are safe and habitable. The Borough will also provide the households timely notice of the action it is taking

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and will record this resolution or another appropriate resolution to make the Borough's actions clear in the chain of title.

SECTION 10. By taking the actions set forth herein, the Borough asserts it is entitled to an additional credit to apply against its realistic development potential for each unit that it either (a) purchases and sells to a LMI household with a 30 year deed restriction, or (b) extends the deed restriction for an additional 30 year period.

SECTION 11. Notwithstanding the foregoing, should it be necessary for the Borough to take additional measures to secure each credit, the Borough reserves the right to do so.

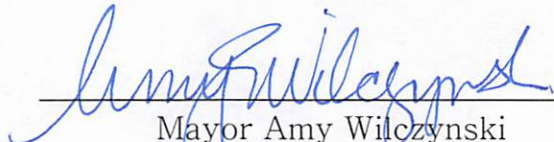
SECTION 12. If any section, paragraph, subsection, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.


Effective Date: June 12, 2025

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

BOROUGH OF ALLENDALE

ATTEST:

  
\_\_\_\_\_  
Mayor Amy Wilczynski

  
\_\_\_\_\_  
Linda Louise Cervino, RMC  
Municipal Clerk





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

**DATE: 06/12/2025**

**RESOLUTION# 25-162**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

**AUTHORIZE RENEWAL OF ABC LIQUOR LICENSES FOR 2025-2026**

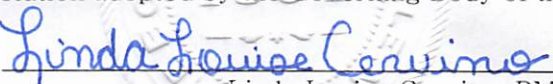
WHEREAS, all Plenary Retail Consumption, Retail Distribution, Limited Distribution and Club Licenses will expire on June 30, 2025; and,

WHEREAS, the following applicants have complied with the provisions of the Act of the Legislature entitled, "An Act Concerning Alcoholic Beverages", being Chapter 436 of the Laws of 1933, its supplements and amendments, and with the Rules and Regulations issued or to be promulgated by the State Commissioner of Alcoholic Beverage Control applicable.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the Borough Clerk be and is hereby authorized to issue licenses to expire June 30, 2026, to the following:

PLENARY RETAIL <u>CONSUMPTION</u> LICENSES - \$2,500.00		
<u>LICENSE#</u>	<u>LICENSEE</u>	<u>LICENSED PREMISES</u>
0201-33-007-010	Greyson Enterprises, LLC t/a Allendale Social	9 Franklin Turnpike, Allendale, NJ 07401
0201-33-001-002	Allendale Bar & Grill, Inc. t/a Allendale Bar & Grill	67 West Allendale Avenue, Allendale, NJ 07401
0201-33-006-007	Savini Restaurant, LLC t/a Savini Restaurant	168 West Crescent Avenue, Allendale, NJ 07401
PLENARY RETAIL <u>DISTRIBUTION</u> LICENSES - \$2,500.00		
<u>LICENSE#</u>	<u>LICENSEE</u>	<u>LICENSED PREMISES</u>
0201-44-003-005	Allendale Liquors, Inc. t/a Allendale Wine Shoppe	101 West Allendale Avenue, Allendale, NJ 07401
0201-44-005-006	Acme Markets, Inc. t/a Acme	45 De Mercurio Drive, Allendale, NJ 07401

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk

RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 06/12/2025

RESOLUTION# 25-163

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

APPROVAL OF WAIVER OF FEES FOR 2025 CRESTWOOD LAKE MEMBERSHIP  
MEMBERSHIP ACCOUNT NUMBER #515003

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 waives the fee for a Family Membership at Crestwood Lake for the 2025 Season to the following family for financial hardship reasons:

1. Crestwood Membership Account Number: #515003  
Family Resident Rate: \$665.00  
Discount: \$665.00

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



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

**DATE: 06/12/2025**

**RESOLUTION# 25-164**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

**RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF  
UNDERSTANDING WITH TEAMSTERS LOCAL 11 TO ADD  
JUNETEENTH AS A PAID HOLIDAY**

WHEREAS, the Borough of Allendale ("Borough") is a public employer that recognizes and values the contributions of its employees; and

WHEREAS, the Borough and Teamsters Local 11 ("Union"), affiliated with the International Brotherhood of Teamsters, are parties to a collective negotiations agreement governing terms and conditions of employment for certain Borough employees; and

WHEREAS, the Borough and the Union have reached a mutual agreement to amend the current collective negotiations agreement to include Juneteenth as a paid holiday; and

WHEREAS, the terms of this agreement are set forth in a Memorandum of Understanding ("MOU") between the Borough and the Union, which provides, among other things, that:

1. Juneteenth shall be added as a paid holiday for union members for the remaining term of the agreement, to be observed on the date selected by the Borough in accordance with either the federal or state Juneteenth holiday;
2. No other holidays will be affected, added, or removed by this MOU; and
3. The current collective negotiations agreement will remain in full force and effect in all other respects;



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

**DATE: 06/12/2025**

**RESOLUTION# 25-164**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the Borough hereby approves and authorizes the execution of the MOU with Teamsters Local 11 to add Juneteenth as a paid holiday; and

BE IT FURTHER RESOLVED that the Mayor, Borough Administrator, and/or Borough Labor Counsel be and are hereby authorized to take all appropriate actions to effectuate the terms of the MOU, including execution of any related documents.

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
  
Linda Louise Gervino, RMC  
Municipal Clerk

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

**DATE: 06/12/2025**

**RESOLUTION# 25-165**

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

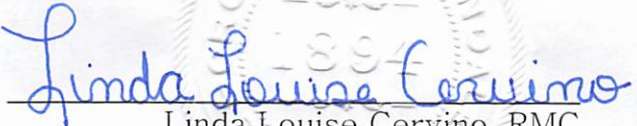
☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on Consent  
Agenda

**APPROVAL OF TAX OVERPAYMENTS**

BE IT RESOLVED by the Council of the Borough of Allendale that the Tax Collector is hereby authorized to issue the following checks on the properties listed below and charge same to Overpayment of 2<sup>nd</sup> Quarter of 2025 Taxes:

Block/Lot/Qual	Name	Property Location	Amount
1201.01/9.02	Corelogic Centralized Refunds 3001 Hackberry Rd. Irving, TX 75063-0156	153 Mac Intrye Lane	\$5,232.96

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk





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

**DATE: 06/12/2025**

**RESOLUTION# 25-166**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

**AUTHORIZATION TO ENTER INTO AND THE EXECUTION OF THE AMENDED  
ALLENDALE MURAL PROJECT INDEPENDENT CONTRACTOR SERVICES  
AGREEMENT**

WHEREAS, the Borough of Allendale wishes to enter into an amended "The Allendale Mural Project Independent Contractor Service Agreement"; and

WHEREAS, this services agreement is entered into with effect from January 1, 2024 by and between PacificLink Builders LLC (the "Contractor"), a New Jersey limited liability company with its principal place of business located at 52 Pittis Avenue, Allendale, NJ 07401 for the services of the Contractor's Managing Member, Simon Rigg (the "Artist"); and The Borough of Allendale, a municipal corporation of the State of New Jersey (the "Borough") having an address of 500 West Crescent Avenue, Allendale, NJ 07401 (the Contractor and the Borough each being referred to herein as a "party" and together are referred to herein as the "parties"); and

WHEREAS, the Borough of Allendale is coordinating with the Contractor who will design, facilitate and install a mural (the "Mural") in the downtown district of Allendale, New Jersey (the "Project"); and

WHEREAS, the Project is referred to as *The Allendale Mural Project*. The Project was conceived and created by the Artist and is depicted in the Artist's drawings in Schedule A; and

WHEREAS, Schedule B, of the Allendale Mural Project has been amended to reflect the changes to the Schedule, Costs, Proposed Timeline, and Schedule C has been added; and

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

**DATE: 06/12/2025**

**RESOLUTION# 25-166**

WHEREAS, the Borough is supportive of the Project and has previously provided in kind support and permissions as required during the development phase of the Project; and

WHEREAS, the Project requires the active engagement of students at Hillside Elementary School, Brookside School and Northern Highlands Regional High School), which may be referred to collectively as (the "*Schools*"). The Schools are all within the Borough of Allendale; and

WHEREAS, the Mural is commissioned for the benefit of the Borough and the participating students who attend the Schools; and


WHEREAS, the Mural is to be installed on the wall on the right side of that certain building located at 87 West Allendale Avenue, Allendale, New Jersey; and

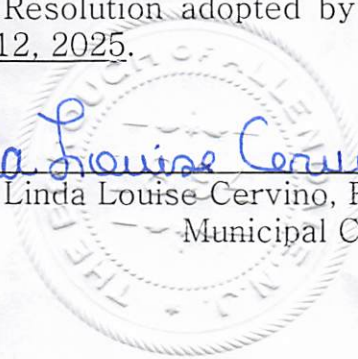
WHEREAS, notwithstanding anything in this Agreement to the contrary, except as provided in the agreement regarding Change Orders, the total costs and monies to be paid pursuant to this Agreement to the Contractor, inclusive of services and materials provided by the Contractor in the Scope of Work, as well as all monies to be paid by the Contractor to the Structural Engineer and the Installer, shall not exceed the sum of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars (said \$160,000.00 being referred to as the "Cost Cap").

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Allendale, County of Bergen, State of New Jersey that the Mayor be and hereby is authorized to execute the amended "The Allendale Mural Project Independent Contractor Services Agreement".

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 06/12/2025

RESOLUTION# 25-167

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

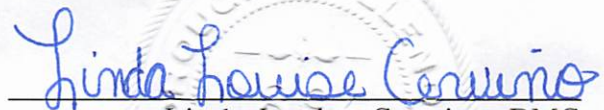
APPOINTMENT OF HOURLY PART-TIME BUILDING MONITORS

BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the following people be appointed as hourly, part-time building monitors, effective June 9, 2025 at a rate of \$16.00 per hour:

John Luther  
Dean Maimone  
Ciara Powell

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.



Linda Louise Cervino, RMC  
Municipal Clerk





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

**DATE: 06/12/2025**

**RESOLUTION# 25-168**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

**APPROVAL FOR THE DISPLAY OF RAINBOW RIBBONS BY THE DEMOCRATIC CLUB  
OF THE BOROUGH OF ALLENDALE  
IN RECOGNITION OF LGBTQ+ PRIDE MONTH**

WHEREAS, the month of June is recognized as LGBTQ+ Pride Month, celebrating the contributions, resilience, and diversity of the LGBTQ+ community; and

WHEREAS, the Democratic Club of the Borough of Allendale has requested permission to hang rainbow ribbons on designated light posts throughout the Borough during the month of June 2025, as a visible symbol of support, unity, and inclusion for all residents; and


WHEREAS, the rainbow ribbons have been displayed in previous years and have been met with overwhelmingly positive feedback from the community, further strengthening Allendale's commitment to being a welcoming and Stigma-Free municipality; and

WHEREAS, the Mayor and Council support efforts that promote inclusivity, community spirit, and respectful recognition of diversity; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that permission is hereby granted to the Democratic Club of Allendale to hang rainbow ribbons on designated light posts throughout the Borough during the month of June 2025 in recognition of LGBTQ+ Pride Month, subject to coordination with the Department of Public Works and compliance with any applicable guidelines for installation and removal as well as providing the borough with a Hold Harmless Agreement.

BE IT FURTHER RESOLVED, that the Borough Clerk shall forward a certified copy of this resolution to the Democratic Club 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 June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk

RESOLUTION  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ

DATE: 06/12/2025

RESOLUTION# 25-169

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

APPROVAL OF WAIVER OF FEES FOR 2025 CRESTWOOD LAKE MEMBERSHIP  
MEMBERSHIP ACCOUNT NUMBER #1584626

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 waives the fee for a Family Membership at Crestwood Lake for the 2025 Season to the following family for financial hardship reasons:

1. Crestwood Membership Account Number: #1584626  
Family Resident Rate: \$530.00  
Discount: \$530.00

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk





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

**DATE: 06/12/2025**

**RESOLUTION# 25-170**

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 WAIVER OF FEES FOR 2025 CRESTWOOD LAKE MEMBERSHIP  
MEMBERSHIP ACCOUNT NUMBER #1852543**

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 waives the fee for a Family Membership at Crestwood Lake for the 2025 Season to the following family for financial hardship reasons:

1. Crestwood Membership Account Number: #1852543  
Family Resident Rate: \$455.00  
Discount: \$455.00

---

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



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

DATE: 06/12/2025

RESOLUTION# 25-171

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

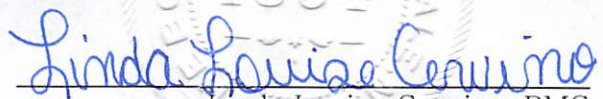
☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
 Consent Agenda

**AUTHORIZATION OF 2025 CRESTWOOD LAKE SALARIES  
SUPPLEMENT TWO**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the above salaries are hereby approved for the Crestwood Lake Swim Club 2025 Season.

TITLE	EFFECTIVE DATE	NAME	RATE OF PAY
Sub-Guard	June 14, 2025	Hudson Wall	\$15.50 per hour
Sub-Guard	June 14, 2025	Lily Rybak	\$15.50 per hour
Sub-Guard	June 14, 2025	Douglas Kwon	\$15.50 per hour
Sub-Guard	June 14, 2025	Julianne Warzala	\$15.50 per hour
Sub-Guard	June 14, 2025	Tiana Gomez	\$15.50 per hour
Sub-Guard	June 14, 2025	Veronica Matias	\$15.50 per hour
Sub-Guard	June 14, 2025	Kaelyn Park	\$15.50 per hour
Sub-Guard	June 14, 2025	Bronwyn Wahl	\$15.50 per hour
Sub-Guard	June 14, 2025	Tyler VanDyke	\$15.50 per hour
Sub-Guard	June 14, 2025	Milo Pfeifer	\$15.50 per hour
Sub-Guard	June 14, 2025	Christopher Schmidt	\$15.50 per hour
Sub-Guard	June 14, 2025	Kate Kearl	\$15.50 per hour
Sub-Guard	June 14, 2025	Molly Barsanti	\$15.50 per hour
Sub-Guard	June 14, 2025	Fiona Manfre	\$15.50 per hour
Sub-Guard	June 14, 2025	Carter Paquin	\$15.50 per hour
Sub-Guard	June 14, 2025	Haley Benfatti	\$15.50 per hour
Gate	June 14, 2025	Edward Willkomm	\$14.75 per hour

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
 Linda Louise Cervino, RMC  
 Municipal Clerk



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

**DATE: 06/12/2025**

**RESOLUTION# 25-172**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

**A RESOLUTION AUTHORIZING THE LIGHTING OF THE MENORAH IN THE  
BOROUGH OF ALLENDALE**

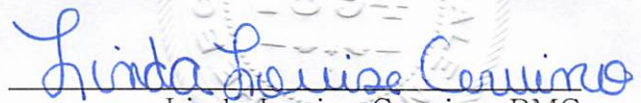
WHEREAS, the Borough of Allendale recognizes the cultural and religious diversity of its residents, including those who celebrate Hanukkah, a festival commemorating the Jewish faith; and

WHEREAS, the lighting of the menorah holds significant religious and cultural importance to the Jewish community, symbolizing freedom, unity, and hope; and

WHEREAS, it is in the city's interest to foster understanding and celebrate the traditions of all its residents in a spirit of inclusivity and unity;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Allendale, County of Bergen, State of New Jersey, authorizes Valley Chabad to hold its annual menorah lighting ceremony to celebrate Hanukkah on Tuesday, December 16, 2025 at 5:00 p.m. at the Borough of Allendale, 500 West Crescent Avenue, Allendale, New Jersey.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



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

**DATE: 06/12/2025**

**RESOLUTION# 25-173**

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

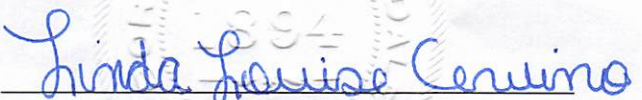
☐ Carried  
☐ Defeated  
☐ Tabled  
☒ Approved on  
Consent Agenda

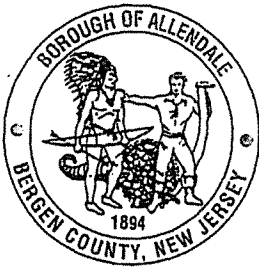
**APPROVAL OF JUNE 12, 2025 LIST OF BILLS**

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 June 12, 2025 in the amounts of:

Bill List Numbers	June 12, 2025
Current Fund	\$ 1,213,532.44
Payroll Account	179,010.37
General Capital	42,195.57
Animal Fund	
Grant Fund	1,450.00
COAH/Housing Trust	4,307.00
Improvement & Beautification	6,043.50
Unemployment Fund	24,292.78
Trust Fund	16,796.59
Water Operating Water Capital	
<hr/>	
Total	\$ 1,487,628.25

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on June 12, 2025.

  
Linda Louise Cervino, RMC  
Municipal Clerk



# THE BOROUGH OF ALLENDALE

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## N E W J E R S E Y

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500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401

WWW.ALLENDALENJ.GOV

OFFICE OF TAX COLLECTOR  
OFFICE OF CHIEF FINANCIAL OFFICER

201-818-4400 EXT 205

I, Alison Altano, Chief Financial Officer of the Borough of Allendale, having reviewed the bill list for the Borough, do hereby certify that funds are available in the accounts so designated.

Certified 6/26/2025

Alison Altano  
Chief Financial Officer

**BILL LIST For JUNE 26, 2025**

<b>PAYROLL ACCOUNT</b>	<b>\$ 200,548.79</b>
<u>Borough of Allendale Payroll Fund, Bank Transfer 6/11/2025</u>	<u>\$ 200,548.79</u>
Salaries and Wages	\$ 186,686.18
FICA	\$ 13,618.22
DCRP	\$ 244.39
<b>TOTAL</b>	<b><u><u>\$ 200,548.79</u></u></b>

June 20, 2025  
09:03 AM

Borough of Allendale  
Bill List By Budget Account

Page No: 1

P.O. Type: All                      Print Alpha, Revenue, & G/L Accounts:    Y                      Open: N    Void: N    Paid: N  
Format: Condensed                      Held: Y    Aprv: N    Rcvd: Y  
Range: 4-First                      to 5-zz-zz-zzz-zzz                      Bid: Y    State: Y    Other: Y    Exempt: Y  
Rcvd Batch Id Range: First    to Last                      Include Non-Budgeted: Y  
Vendors: All  
Department Page Break: No                      Subtotal CAFR: Yes                      Subtotal Department: Yes

Budget Account	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
----------------	-------------	---------	------------------	--------	-------------	---------

Department: FINANCIAL AUDIT

4-01-20-135-028	Financial Audit					
L0176	LERCH, VINCI & BLISS, LLP	25-00951	ANNUAL AUDIT YE 12/31/2024	19,000.00	0.00	
Department Total: FINANCIAL AUDIT				19,000.00		
CAFR Total:				19,000.00		
Fund Total:				19,000.00		
Year Total:				19,000.00		

Department: ADMINISTRATION

5-01-20-100-036	Supplies					
A0394	AMERITECHNOLOGY	25-00947	BORO COPIER USAGE 3/8-6/7	122.16	0.00	
5-01-20-100-042	Dues/Memberships/Subscriptions					
O0061	OPTIMUM	25-00989	CABLE BORO/DPW/PD	365.92	0.00	
5-01-20-100-063	Miscellaneous					
B0349	BRUNO ASSOCIATES, INC.	25-00772	GRANT WRITING JUNE 2025	2,291.66	0.00	
Department Total: ADMINISTRATION				2,779.74		

Department: MUNICIPAL CLERK

5-01-20-120-021	Advertising					
G0280	GANNETT NY-NJ LOCALIQ	25-00789	ADVERTISING MAY 2025	141.24	0.00	
Department Total: MUNICIPAL CLERK				141.24		

Department: FINANCE

5-01-20-130-036	Supplies					
A0385	AMAZON CAPITAL SERVICES	25-00988	FINANCE SUPPLIES	26.11	0.00	
5-01-20-130-045	Mileage					
W0228	WITTMACK, GINA	25-00945	Conference & Bank Reimburse.	64.40	0.00	
5-01-20-130-098	Payroll Charges					
I0092	INFINISOURCE, INC.	25-00949	BI-WEEKLY PAYROLL 6.13.25	591.56	0.00	
Department Total: FINANCE				682.07		

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Department: TAX COLLECTION						
5-01-20-145-022 W0228 WITTMACK, GINA	Postage	25-00945	Conference & Bank Reimburse.	10.10	0.00	
5-01-20-145-045 W0228 WITTMACK, GINA	Mileage	25-00945	Conference & Bank Reimburse.	193.13	0.00	
5-01-20-145-063 W0228 WITTMACK, GINA	Miscellaneous	25-00945	Conference & Bank Reimburse.	142.72	0.00	
Department Total: TAX COLLECTION				345.95		
Department: LEGAL SERVICES						
5-01-20-155-063 H1074 HUNTINGTON BAILEY LLP	Miscellaneous	25-00950	TAX APPEAL ATTY APRIL 2025	4,078.00	0.00	
5-01-20-155-181 W0170 WISS LAW P.C.	Labor Attorney	25-00948	PROFESSIONAL SVCS MAY 2025	1,290.00	0.00	
5-01-20-155-184 W0170 WISS LAW P.C.	Borough Attorney	25-00948	PROFESSIONAL SVCS MAY 2025	4,935.00	0.00	
Department Total: LEGAL SERVICES				10,303.00		
Department: ENGINEERING						
5-01-20-165-027 V0087 VAN CLEEF ENGINEERING ASSOC	Professional Services	25-00992	PROFESSIONAL SVCS MAY 2025	14,084.00	0.00	
Department Total: ENGINEERING				14,084.00		
CAFR Total:				28,336.00		
Department: LAND USE BOARD						
5-01-21-180-021 G0280 GANNETT NY-NJ LOCALIQ	Advertising	25-00789	ADVERTISING MAY 2025	57.64	0.00	
Department Total: LAND USE BOARD				57.64		
CAFR Total:				57.64		
Department: CONSTRUCTION CODE/BUILDING DEPT.						
5-01-22-195-063 A0385 AMAZON CAPITAL SERVICES	Miscellaneous	25-00790	boxes- building	69.99	0.00	
Department Total: CONSTRUCTION CODE/BUILDING DEPT.				69.99		
CAFR Total:				69.99		

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Department: GROUP INSURANCE						
5-01-23-220-228	Dental					
G0276	GENTE	25-00786	DENTAL COBRA ADMIN FEE 05/2025	50.00	0.00	
D0188	DELTA DENTAL OF NEW JERSEY INC	25-00985	DENTAL BILLS JULY 2025	<u>3,197.60</u>	0.00	
				3,247.60		
Department Total: GROUP INSURANCE				3,247.60		
CAFR Total:				3,247.60		
Department: POLICE						
5-01-25-240-043	Clothing					
G0002	GALLS, LLC	25-00979	Clothing allowance - Warbrick	34.14	0.00	
5-01-25-240-052	Equipment Maintenance					
A0385	AMAZON CAPITAL SERVICES	25-00961	Power cable-eTicket Printer	39.99	0.00	
V0090	VERIZON	25-00977	Acct. #356-709-731-0001-84	149.00	0.00	
A0340	A T & T MOBILITY	25-00978	Acct. #287286315689	<u>409.45</u>	0.00	
				598.44		
5-01-25-240-058	Equipment Purchases					
C0271	COBAN COMPUTER SOLUTIONS, LLC	25-00753	Replacement PC for Front Desk	2,357.34	0.00	
5-01-25-240-061	Information Technology					
T0258	TRANSUNION RISK & ALTERNATIVE	25-00974	Online searches May 2025	100.00	0.00	
5-01-25-240-102	Vehicle Repairs					
U0037	URBAN AUTO SPA II	25-00975	Car wash services	163.95	0.00	
5-01-25-240-103	Communication Components					
E0117	ESS INC	25-00980	Equipment service agreement	1,045.00	0.00	
5-01-25-240-118	Police Examination Expenses					
I0004	INSTITUTE FOR FORENSIC	25-00973	Psych Eval for PO Candidate	550.00	0.00	
Department Total: POLICE				4,848.87		
Department: EMERGENCY MGMT SERVICES						
5-01-25-252-030	9-1-1 Services					
N0009	VERIZON	25-00976	Acct. #357-035-097-0001-73	55.37	0.00	
Department Total: EMERGENCY MGMT SERVICES				55.37		
Department: FIRE						
5-01-25-255-043	Clothing					
A0027	ALLENDAL VOLUNTEER FIREMENS	25-00984	JUNE 2025 CLOTHING ALLOWANCE	17,000.00	0.00	

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
5-01-25-255-102	Vehicle Repairs					
C0502	CAMPBELL SUPPLY CO., LLC	25-00849	Repair Leak Axle/wheel Sl 941	6,812.74	0.00	
	Department Total: FIRE			23,812.74		
Department: CERT						
5-01-25-257-063	Miscellaneous					
A0357	ALLEDALE CERT, INC.	25-00939	2025 ANNUAL APPROPRIATION	500.00	0.00	
	Department Total: CERT			500.00		
Department: FIRST AID SQUAD						
5-01-25-260-130	Contributions					
A0017	ALLEDALE AMBULANCE CORPS	25-00940	2025 ANNUAL CONTRIBUTION	38,000.00	0.00	
	Department Total: FIRST AID SQUAD			38,000.00		
	CAFR Total:			67,216.98		
Department: STREETS & ROADS						
5-01-26-290-053	Equipment Maintenance					
S0013	SHARP SHOP, THE	25-00958	DPW EQUIP MAINT- TORO BLADE	17.99	0.00	
5-01-26-290-063	Miscellaneous					
N0028	NORTHWEST BERGEN COUNTY	25-00971	SANITARY SEWER CCTV INSPECT.	500.00	0.00	
	Department Total: STREETS & ROADS			517.99		
Department: SHADE TREE						
5-01-26-300-063	Miscellaneous					
D0120	DOWNES TREE SERVICE INC.	25-00965	W. CRESCENT AVE TREE TRIMMING	900.00	0.00	
5-01-26-300-151	Removals					
D0120	DOWNES TREE SERVICE INC.	25-00765	Borough Tree & Stump Removal	3,950.00	0.00	
D0120	DOWNES TREE SERVICE INC.	25-00784	Borough Tree & Stump Removal	2,450.00	0.00	
D0120	DOWNES TREE SERVICE INC.	25-00892	TREE REMOVAL-PRINCETON ROAD	1,150.00	0.00	
				7,550.00		
	Department Total: SHADE TREE			8,450.00		
Department: MUNICIPAL RECYCLING						
5-01-26-306-167	Grass/Leaves Disposal					
R0218	RVH MULCH SUPPLY, LLC	25-00966	6/4/25 BRUSH REMOVAL	450.00	0.00	
R0218	RVH MULCH SUPPLY, LLC	25-00983	06/10/25 BRUSH REMOVAL	900.00	0.00	
				1,350.00		
	Department Total: MUNICIPAL RECYCLING			1,350.00		

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Department: BUILDINGS & GROUNDS						
5-01-26-310-029	Custodial Services					
G0176	GUYS MAINTENANCE SERVICE	25-00821	JUNE 2025 CLEANING SERVICE	3,800.00	0.00	
5-01-26-310-036	Supplies					
00049	OFFICE CONCEPTS GROUP, INC	25-00964	P TOWELS, TOILET PAPER, LINERS	1,297.97	0.00	
H0014	HOME HARDWARE, INC.	25-00972	PAINT ROLLER, TILE GROUT CLEAN	86.64	0.00	
				<u>1,384.61</u>		
5-01-26-310-063	Miscellaneous					
00047	ONE CALL CONCEPTS	25-00956	MARK OUTS- MAY 2025	292.60	0.00	
H0014	HOME HARDWARE, INC.	25-00960	WHITE CABLE TIES, PADLOCK	44.48	0.00	
H0014	HOME HARDWARE, INC.	25-00962	HOSE, HOSE REEL, NOZZLE	276.26	0.00	
P0252	PROSHRED SECURITY	25-00963	PD- COFINDENTIAL SHREDDING	41.25	0.00	
T0243	TULPEHOCKEN SPRING WATER LLC	25-00968	05/25 MONTHLY WATER DELIVERY	125.00	0.00	
				<u>779.59</u>		
5-01-26-310-166	Landscape Supplies					
R0182	ROHSLER'S ALLENDALE NURSERY	25-00970	DOWNTOWN - POTS AND ANNUALS	2,180.46	0.00	
H0188	HIGH MOUNTAIN LANDSCAPING, INC	25-01000	APRIL & MAY 25 LAWN MAINT.	3,738.00	0.00	
				<u>5,918.46</u>		
Department Total: BUILDINGS & GROUNDS				11,882.66		
CAFR Total:				22,200.65		
Department: PARKS						
5-01-28-370-166	Landscape Supplies					
C0245	CEDAR HILL NURSERY	25-00969	CRESTWOOD LK - PLANTS	294.40	0.00	
Department Total: PARKS				294.40		
Department: CRESTWOOD						
5-01-28-371-031	Chemical & Testing					
B0347	BUCKMAN'S INC.	25-00957	CRESTWOOD LK- HYPOLCHLORITE	2,042.60	0.00	
P0278	PACE ANALYTICAL SERVICES LLC	25-00967	6/25 E COLI & CHLORINE TESTING	325.00	0.00	
B0347	BUCKMAN'S INC.	25-00981	06/06/25 HYPOCHLORITE	2,042.60	0.00	
				<u>4,410.20</u>		
5-01-28-371-036	Supplies					
H0014	HOME HARDWARE, INC.	25-00972	PAINT ROLLER, TILE GROUT CLEAN	140.67	0.00	
5-01-28-371-063	Miscellaneous					
S0297	SAMSON SIGN COMPANY	25-00959	CRESTWOOD LK- BATHING SIGNS	270.00	0.00	
Department Total: CRESTWOOD				4,820.87		
CAFR Total:				5,115.27		



Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Department: STREET LIGHTING						
5-01-31-435-000	STREET LIGHTING					
R0027	ROCKLAND ELECTRIC COMPANY	25-00952	STREETLAMPS 4/30-5/31/25	7,916.10	0.00	
Department Total: STREET LIGHTING				7,916.10		
Department: TELEPHONES						
5-01-31-440-190	Telephone					
A0381	AXIA TECHNOLOGY PARTNERS LLC	25-00938	PHONE BILLS BORO/LIBRARY	2,039.47	0.00	
V0090	VERIZON	25-00953	FIOS BORO HALL 6/4-7/3	149.00	0.00	
M0278	METROPOLITAN TELECOMMUNICATION	25-00955	LONG DIST CHRGS 6/8-7/7	122.83	0.00	
N0009	VERIZON	25-00990	ELEVATOR PHONE BORO	36.50	0.00	
				<u>2,347.80</u>		
Department Total: TELEPHONES				2,347.80		
CAFR Total:				10,263.90		
Department: LOCAL SCHOOL TAX PAYABLE						
5-01-55-604-000	LOCAL SCHOOL TAX PAYABLE					
A0021	ALLENDALE BOARD OF EDUCATION	25-00954	GF TAX LEVY - JUNE 2025	1,450,445.00	0.00	
Department Total: LOCAL SCHOOL TAX PAYABLE				1,450,445.00		
Department: TAX OVERPAYMENTS						
5-01-55-608-000	TAX OVERPAYMENTS					
C0303	CORELOGIC CENTRALIZED REFUNDS	25-00942	2Q 2025 Overpayment	5,232.96	0.00	
Department Total: TAX OVERPAYMENTS				5,232.96		
CAFR Total:				1,455,677.96		
Fund Total:				1,592,185.99		
Year Total:				1,592,185.99		
Department: ORDINANCE 24-06						
C-04-55-937-301	Traffic and Pedestrian Safety					
T0261	TAPCO INC.	25-00804	Electronic Ped Sign Beres/WCA	6,810.20	0.00	
Department Total: ORDINANCE 24-06				6,810.20		
Department: ORDINANCE 24-11						
C-04-55-938-101	Community Center					
A0385	AMAZON CAPITAL SERVICES	25-00937	Microwave Community Center	89.99	0.00	
Department Total: ORDINANCE 24-11				89.99		
CAFR Total:				6,900.19		
Fund Total:				6,900.19		
Year Total:				6,900.19		

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
Fund:	HOUSING TRUST					
Department:	NON BUDGET EXPENDITURES					
H-20-55-920-001	Housing Trust Expenditures					
A0407	ALLEDALE HOUSING INC.	25-00930	FIRST HALF OF \$90,000 PAYMENT	45,000.00	0.00	
	Department Total:		NON BUDGET EXPENDITURES	45,000.00		
	CAFR Total:			45,000.00		
	Fund Total:		HOUSING TRUST	45,000.00		
	Year Total:			45,000.00		
Fund:	TRUST FUND					
Department:	NON BUDGET EXPENDITURES					
T-14-55-920-013	Crestwood Cruisers Expenses					
G0285	GREEN, ASHLEY	25-00986	CRUISERS REIMBURSEMENT	1,968.06	0.00	
	Department Total:		NON BUDGET EXPENDITURES	1,968.06		
	CAFR Total:			1,968.06		
	Fund Total:		TRUST FUND	1,968.06		
	Year Total:			1,968.06		
Total Charged Lines:	99	Total List Amount:	1,665,054.24	Total Void Amount:	0.00	

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
	4-01	19,000.00	0.00	19,000.00	0.00	0.00	19,000.00
	5-01	1,592,185.99	0.00	1,592,185.99	0.00	0.00	1,592,185.99
	C-04	6,900.19	0.00	6,900.19	0.00	0.00	6,900.19
HOUSING TRUST	H-20	45,000.00	0.00	45,000.00	0.00	0.00	45,000.00
TRUST FUND	T-14	1,968.06	0.00	1,968.06	0.00	0.00	1,968.06
Total of All Funds:		1,665,054.24	0.00	1,665,054.24	0.00	0.00	1,665,054.24

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Borough of Allendale  
Bill List By Project Id

P.O. Type: All  
Range: First to Last  
Format: Detail without Line Item Notes  
Vendors: All  
Rcvd Batch Id Range: First to Last

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Project Id	Description				First	Rcvd	Chk/Voic
PO #	Item Vendor	Description	Amount	Stat/Chk	Enc Date	Date	Date
118GREENWA	2025 LAND USE BOARD ESCROW						
25-00992	15 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	40.00	R	06/17/25	06/18/25	
	Account Total:		40.00				
11GLORIA	2025 SOIL MOVEMENT ESCROW						
25-00992	9 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	368.00	R	06/17/25	06/18/25	
	Account Total:		368.00				
124ELBROOK	2025 LUB ESCROW						
25-00992	13 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	40.00	R	06/17/25	06/18/25	
	Account Total:		40.00				
130ELMWO	2025 SOIL MOVEMENT ESCROW						
25-00992	10 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	368.00	R	06/17/25	06/18/25	
	Account Total:		368.00				
18WILTON	2025 SOIL MOVEMENT ESCROW						
25-00992	7 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	368.00	R	06/17/25	06/18/25	
	Account Total:		368.00				
220-230WCR	LUB - 220-230 W CRESCENT						
25-00992	5 V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025	160.00	R	06/17/25	06/18/25	
	Account Total:		160.00				

June 20, 2025  
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Borough of Allendale  
Bill List By Project Id

Project Id	Description				Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Voic Date
PO #	Item	Vendor	Description						
240WCRELUB	2025 LAND USE BOARD ESCROW								
25-00992	14	V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025		160.00	R	06/17/25	06/18/25	
		Account Total:			160.00				
65NEW	2025 SOIL MOVEMENT ESCROW								
25-00992	11	V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025		80.00	R	06/17/25	06/18/25	
		Account Total:			80.00				
735WCRES	SOIL MOVEMENT ESCROW								
25-00343	1	L0201 LUISI, NICHOLAS	REFUND SOIL MOVEMENT ESCROW		511.00	R	02/24/25	06/18/25	
		Account Total:			511.00				
78EDGEWOO	2025 SOIL MOVEMENT ESCROW								
25-00992	6	V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025		448.00	R	06/17/25	06/18/25	
		Account Total:			448.00				
95MIDWOO	2025 SOIL MOVEMENT ESCROW								
25-00992	8	V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025		160.00	R	06/17/25	06/18/25	
		Account Total:			160.00				
98-101NEW	2025 LAND USE BOARD ESCROW								
25-00992	12	V0087 VAN CLEEF ENGINEERING ASSOC	Engineering Invoice May 2025		1,680.00	R	06/17/25	06/18/25	
		Account Total:			1,680.00				
Total Charged Lines: 12 Total Project Amount:					4,383.00	Total Void Amount:		0.00	

Totals by Year-Fund		
Fund Description	Fund	Project Total
	5-14	4,383.00
Total Of All Funds:		<u>4,383.00</u>