

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 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 October 23, 2025. The meeting was called to order at 7:00 pm by Mayor Amy Wilczynski.

Linda Louise Cervino, 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 October 14, 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: Raymond Wiss, Esq., Borough Attorney
Linda Louise Cervino, Municipal Clerk

Mayor Amy Wilczynski led the salute to the flag.

AGENDA REVIEW:

Mayor Wilczynski reviewed the agenda which consisted of:

- Second Reading and Public Hearing of Ordinance 25-17; and
- Consent Agenda Items #25-234 through #25-238, which included:

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

- RES 25-234: Authorization to issue reimbursement to Jennifer Merz for cancellation of Red Barn Rental due to weather conditions.
- RES 25-235: Appointment of hourly part-time Building Monitor.
- RES 25-236: Authorization to solicit bids for NJDOT MA-25 West Allendale Streetscape Project - Phases VII (NJDOT FUNDED).
- RES 25-237: Approval of October 23, 2025, List of Bills.
- RES 25-238: Authorizing the solicitation of proposals for Janitorial Services, Tree Removal Services, Grounds Maintenance, and Fields Maintenance for the Year 2026.

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

No one from the public came forward for public comment on agenda items only.

SECOND READING AND PUBLIC HEARING OF ORDINANCE(S):

The Municipal Clerk read into the record:

“The following ordinance published herewith was first read by title only on October 9, 2025, and posted on the bulletin board of the lobby of the municipal building and borough website.”

ORDINANCE 25-17: AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, “ANIMALS”, 93-2, 93-11 AND 93-17.

No one came forward from the public on Ordinance 25-17.

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 25-17 attached and made a part hereof)

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

APPROVAL OF CONSENT AGENDA:

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

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino			✓		25-237	
Councilman O'Toole			✓			
Councilwoman Homan	✓		✓			
Councilwoman Lovisolo			✓			
Councilman Daloisio			✓			
Councilman O'Connell		✓	✓			

Councilman Yaccarino abstained to Resolution 25-237 and, yes, to the remainder.

(See Resolution 25-234 through 25-238 attached and made a part hereof)

ADMINISTRATION:

Council Committee Reports

Councilman Edward O'Connell – Facilities, Parks & Recreation Report: Councilman O'Connell stated I'm touching base with Jill Romano, one of the scouts for the scout project. If anyone has ideas let me know. I have a meeting with her tomorrow. We've been playing phone tag for the past couple of days. I'll have a better idea of what's going on for tomorrow.

Councilman Joseph Daloisio, Public Works & Public Utility/ Public Safety Report: Councilman Daloisio stated the DPW Committee met last Friday morning. Everything is moving along. The DPW is prepping for the incoming winter. We're getting equipment prepped and checked for service and getting the vehicles checked over. They are preparing for leaf pickup. I just want to remind residents that there are free bags down at the DPW for people who need them. It's two packets per person, so if you need them just go down to the DPW facility on New Street.

The DPW worked on some of the fields. Field 4, 5 and 6 are complete and they are preparing to complete the rest of 1, 2, 3 and also the Grandstand that's coming. Continuing to clean out the old water building that's now owned by Veolia. Some old stuff was thrown away and got rid of. One box they're giving to the Allendale Fire Department to use and some of their equipment. And then the other two boxes will go behind the DPW for storage.

Miscellaneous tree branch repair and things of that nature. We changed some signs. We are also monitoring the roads, potholes and prepping for incoming winter.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

Councilwoman Susanne Lovisolo – Finance, Human Resources, Administration & IT, Land Use and Construction Code Report: Councilwoman Lovisolo stated our Land Use Committee met this morning. As usual, it was a packed agenda. As we are in the last quarter of the year, we wanted to tie up some outstanding issues still lingering. Some of our residential property issues that our borough staff are dealing with and taking care of were addressed. Also, our building department and code official and engineer are also clearing up old outstanding co's, permits and things that predate many of our tenures here working and serving the borough. They work in conjunction with our borough administrator and CFO and are doing a great job of clearing up old issues.

For our business district, we continue to remind our business owners about our signage rules. As a reminder, as it is part of our borough code, we do not allow neon signs, like open signs in the windows of our businesses. Also, our code says that we do not allow backlit signs, and we've come to realize that perhaps a better term for that is illuminated signage.

So, we are going to be cleaning up and clarifying the rules around our signage. Signs have come a long way. We are addressing backlit signs in town while trying to maintain our charming downtown feel.

While we're tidying up the language in our code, I'm also working with our Shade Tree Committee to address steeper penalties for the clear cutting of properties without borough approval and ways of starting a tree fund for homeowners to contribute to if they are unable to plant and put some trees on their property.

Looking forward, we are taking some big picture approaches to things in our time. We're going to be laying out a long-term and short-term plan for improvements to our sidewalks and streets in town and working up a realistic budget, a schedule for the next few years and literally mapping it all out.

It's time again to revisit our sump pump program for Allendale making sure that pumps are draining where they should be and try to creatively think of ways people can drain their pumps to the street without actually emptying them into the street. Great meeting this morning. We went into finance, and we're just took a look at upcoming projections for next year including 250th celebration of this nation and the coordination we will be doing with organizations in town for events and some fun things to do.

Councilpresident Elizabeth Homan – Finance, Human Resources, Administration & Information Technology, Public Works & Public Utilities Reports: Councilwoman Homan stated as far as sewers go, I'm going to let the attorney update us on many of the legal challenges we continue to face. I think it's important just for us to, again, reiterate that Saddle River as many residents know, is in the process of building a lot of and potentially building a lot of new units. All of those units appear to desire to utilize our resources and, so, we really do need to continue to work hard to protect Allendale. It appears to be coming more difficult and legally challenging. We're going to try to continue to do all the things that we can do to ensure that we protect our resources and appropriately charge through Saddle River users our sewer system.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

As far as in Allendale, sump pumps are a really important area for residents to ensure that they are checking that their sump pumps do not dump into the sewer system as well as not dumping into the street because on the one end, for the sewer system it increases the bills that you would be paying and, obviously, going into the street.

As far as water updates, things are going along as smoothly as they ever can with water, but, certainly we want to make sure that residents are aware that we are going to be keeping track of Saddle River's most recent claim that they brought against Veolia to see if there is any merit and if there is, whether or not we have some opportunity to piggyback.

Councilman Matthew O'Toole, Public Safety Report: Councilman O'Toole stated that the Public Safety Committee met earlier this week with a couple of new hire candidates. Once again, we are fortunate to have two fantastic options. We came to consensus with the whole group. Chief Dillon is working on the next steps with this future officer, so, we should have a swearing-in in the near future. Also, big thanks to all of our EMTs for their assistance during the 5K on Sunday. It's great to see everyone out there working to keep everyone safe; directing traffic, blocking the road, cheering on the runners or even a couple of them running. It was a great day with fantastic weather for an excellent cause.

Councilman Yaccarino, Facilities, Parks and Recreation/Land Use and Construction Code Report: Councilman Yaccarino stated we've been fielding and facilitating many things on the parks and facilities committee. As Councilman Daloisio stated in his report, we are very happy to have culminated our Field 3, 4, 5 and 6 projects. As such, myself and DPW Superintendent Agugliaro attended the Allendale Recreation Committee last week and it was received very well, our efforts in town with regard to the field. We received many compliments and many words of encouragement at this meeting. I'm very excited to continue working with Chuck, Mike and his team. Again, a very productive meeting. We're also going to be bringing back turf blankets which we'll have ordered in the very near future. Turf blankets for those who don't know are used during the winter months on high wear areas on the fields and we use that in tandem with sod or seed fertilizer so if it snows it pushes down the turf blanket and helps aerate the soil in some regards so when the next season comes we have some nice field conditions that we're really excited about.

Staff Reports:

Linda Louise Cervino, Municipal Clerk's Report: Linda Cervino stated that November 4th is the General Election. Check out the newsletter for a bunch of information on elections. Early voting period is October 25th through November 2nd is the early voting period. The deadline to apply for a mail-in ballot by mail is October 28th. The deadline for an in-person mail-in ballot at the county is November 3, 2025, by 3 p.m.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

MAYOR'S REPORT:

The 5K run was super successful. It was in memory of Allendale resident Sharon Moran. We made \$44,000.00, which broke all records thanks to everybody being so generous as well as the foundation who doubled what we made. We had 300 people running.

The Fair Share Housing continues. We had our Town Hall October 7th. I've received so much positive feedback from that. People really appreciated that we went out and we were transparent and we talked about the challenges that we are having with Fair Share Housing. It continues. We are being challenged as well as 400 other municipalities. Tomorrow, I have a series of meetings with our attorneys and planners. We're also going to be meeting with Fair Share Housing and later on in the afternoon meeting with the adjudicator. Ray and I just had a little strategy session on what we feel that we can say. And to reiterate what councilpresident Homan said, we are basically supplying all the infrastructure not only for our Fair Share Housing, but for Saddle River's also. I have to put out a good story for Allendale and a plea for Allendale, if you will, to say something has to give. This is just not fair what do you expect us to do. I'm going to tell that story, on behalf of Allendale residents, to the Judge tomorrow.

We had many church meetings this week. I also had a meeting with Bishop Saporito. We spoke for over an hour and discussed what people were calling the mergers, but what was really clear to me was that it is a merger of government and not a merger of buildings and I think that's the most important thing for residents to remember. Going forward if there is some chance that a building may get sold because there is placing in New Jersey where there might be five churches in a town and there's no Catholics anymore, some things may happen. But, if the church is viable and the property is viable and the community doesn't want it, most likely it's not going to happen. I still plan on talking to the Cardinal. I'm going to write a letter to the Pope. I want to put Allendale on the map that we love our church, and we want our church to stay a church. But, even if it didn't stay a church, it would be something else for the community. It wouldn't necessarily be sold. That was very important. It's run like a business. It is a business. Each church is their own little entity. More to come on that.

We have an open house in our community center tomorrow. Since we've had it it's been used by almost every volunteer organization that we have. We thought there may be some people out there that have not seen it so we're having an open house from 3 to 7. Thank you to Amanda and Dottie for working very hard on this. There's going to be face painting, pumpkins, cider and games. It's going to be a lot of fun so bring the kids.

We had a really long Land Use Board meeting today. There were a lot of great things that we talked about. One in particular that Councilwoman Lovisolo talked about was our five-year strategic plan for sidewalks and roads. We're going to have a big visual plan and try to have it make sense. It's going to have to go out five years or more because it's very expensive to pave roads and build sidewalks. We don't know yet what's feasible and what's not. We're going to tackle and go out for grants. We look forward to diving deeper into that. We started our budget conversations today. We're already working on our budgets for next year.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

Raymond Wiss, Borough Attorney's Report: Mr. Wiss stated that other than the ordinary course of things working with the Mayor, Administrator, Clerk and the Chief, unfortunately, as both you and the Council president alluded to, most of our time since the last meeting has been spent on litigation matters. The two that are occupying most of the time, one of them is the Avalon matter and that goes to really what the Council president was talking about; that is an issue of whether we are obligated to provide the sewer service to a property located in an adjacent community that has 275 units, a portion of which fall under the heading of low and moderate, but the majority of which are market units. It is a for-profit project.

The transcript of the trial proceedings just came in. We are working on our Appellate Division brief. It is a threshold issue that ties not only to the Avalon project, but as I mentioned, this is a third round Saddle River project. There is other third round Saddle River projects. And Saddle, as far as I know, is not proposing any new sewers for their fourth round. So, apart from what the mayor is addressing in terms of our own fourth round obligation, we have a challenge that our neighbors don't face in that, one, Saddle River does not have any sewer infrastructure, so we're looking potentially at accommodating not only our own needs, but the needs of Saddle River. So that's the Avalon litigation.

The other one is litigation as we mentioned before involving homeowners and it's a question in terms of whether a historic easement that has been used to provide 20 percent of the well water to our community over a multi-decade more than 30 years at a minimum period of time is consistent or not consistent with an easement. We are fairly confident, and we have a partner in Veolia, their position and our position in this aspect is the same that the historic use of the easement reflects that it was always intended to be part of the well system, the water system, in our community.

The Judge has recently decided to forestall further factual discovery, which is a positive because, frankly, that would have been a very expensive attorney proposition and to address the core issue of the historic easement versus the historic use of the property. I think that actually was for the benefit of all litigants. That issue will probably be decided sometime in the month of December. Then, separate from that, is the ancillary issue of the proposed use of that same easement for PFAS treatment. There, the argument is really more a Veolia argument than a borough argument. The notion there being that, historically, the well had to be chlorinated in order to meet clean water standards. Under new standards, PFAS has to be addressed. So, Veolia's position is that this is the natural extension of that, which is required as a matter of law. We agree with that position, but the legal aspect of it is really more Veolia's. Those two issues are on the Court's agenda. Briefs will be submitted early next month and then the Court will probably ravel with this issue in December.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
October 23, 2025 – 7:00 p.m.**

PUBLIC COMMENT ON ANY MATTER:

Walter Widmer, 38 Hamilton Street, Allendale, New Jersey stated that something should be said about the Green Team. They go above and beyond. I applaud what Mark Savastano does. He's a great guy and I like what he does.

Garrett Lang, 23 Colonial Drive, Allendale, New Jersey stated that he checked the Saddle River lawsuit and was wondering if there's anything else going on with Veolia about the water filtration.

Councilwoman Homan said at this point the NJDEP is in the process of approving their permanent treatment that will be down in New Street. That will treat the well that's on West Crescent, so it will treat four out of the five wells. The well at this point that has no plan for treatment would be Well Number 17. The other wells are in the process of ensuring that the NJDEP treatment is following.

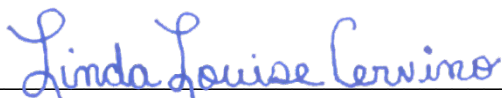
Mr. Lang asked, is there any way we can talk further about whether or not there are ways to get better treatment at a lower cost because from my research what Veolia is doing is not the best way.

Councilwoman Homan said I am willing to have you send me information that I will forward to Veolia on your behalf. They are bound to meet the standards that the NJDEP puts in place.

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 7:27 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC
Municipal Clerk

11/13/2025

Date Approved