



BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
MEETING AGENDA & MATERIALS
THURSDAY,
AUGUST 14, 2025
7:00 P.M.

AGENDA
BOROUGH OF ALLENDALE
MAYOR AND COUNCIL
COMBINED WORK AND REGULAR SESSION
AUGUST 14, 2025 AT 7:00 P.M.

A combined Work and Regular Session of the Mayor and Council of the Borough of Allendale will be held in-person on August 14, 2025 beginning at 7:00 pm in the Mayor & Council Chambers at the Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey 07401.

CALL TO ORDER:

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

ROLL CALL:

SALUTE TO FLAG:

PRESENTATIONS:

- A. Proclamation in Honor of National Ovarian Cancer Awareness Month.

APPROVAL OF MINUTES: July 17, 2025 Work and Regular Meeting.

AGENDA REVIEW:

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE #25-13: AN ORDINANCE TO AMEND CERTAIN PORTIONS OF ARTICLE I, STATE UNIFORM CONSTRUCTION CODE, CHAPTER 100-3, FEES OF THE CODE OF THE BOROUGH OF ALLENDALE.

INTRODUCTION OF ORDINANCES:

ORDINANCE #25-14: AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, ZONING, CHAPTER 270-31, FENCES

ORDINANCE #25-15: AN ORDINANCE TO AMEND CHAPTER 53 OF THE CODE OF THE BOROUGH OF ALLENDALE, "OFFICERS AND EMPLOYEES", TO FIX THE SALARIES, WAGES AND COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF ALLENDALE FOR THE YEAR 2025.

ORDINANCE #25-16: AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 123, "FILMING" OF THE CODE OF THE BOROUGH OF ALLENDALE.

CONSENT AGENDA:

Matters listed below are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

| | |
|------------------------------------|--|
| <u>RES 25-190:</u> | Authorization of 2025 Crestwood Lake Salaries Supplement Five. |
| <u>RES 25-191:</u> | Appointment of DPW Employee – Deion Milligan. |
| <u>RES 25-192:</u> | Approval of Lease Agreement Between The Borough of Allendale and Tommaso Enterprise LLC for A Portion of 91 West Allendale Avenue. |
| <u>RES 25-193:</u> | A Resolution Authorizing The Appointment of Municipal Representatives to the Bergen County Community Development Regional Committee. |
| <u>RES 25-194:</u> | A Resolution amending the 2025 Mayor and Council Meeting Schedule to reflect a change in the September meeting date. |
| <u>RES 25-195:</u> | Appointment of a temporary per diem Building Monitor Allendale Community Center – Amanda Richards. |
| <u>RES 25-196:</u> | Resolution waiving borough fees for Legalized Games of Chance raffles for The Allendale Police Department, Allendale Fire Department, and Allendale Volunteer Ambulance Corps. |
| <u>RES 25-197:</u> | Appointment of a Full Time Radio Police Dispatcher - Andrew Miller. |
| <u>RES 25-198:</u> | Approve Change Order Number Two - D.S. Meyer Enterprises, LLC - Grandstand Parking Lot Resurfacing. |
| <u>RES 25-199:</u> | Approval of August 14, 2025 List of Bills. |
| <u>RES 25-200:</u> | Avalonbay Communities, Inc. V. Borough of Allendale. |
| <u>RES 25-201:</u> | Resolution approving MOU between Borough of Allendale and Allendale Police Department. |

ADMINISTRATION:

- A. Council Report
- B. Staff Reports
- C. Mayor's Report

UNFINISHED BUSINESS:

NEW BUSINESS:

PUBLIC COMMENTS ON ANY MATTER:

Those wishing to speak will have a three (3) minute time limit to address the governing body. Large groups are asked to have a spokesperson represent them.

ADJOURNMENT:

This agenda was prepared as of 08/14/2025 with all available information as of this date. Additional items may be added to this agenda. Final action may be taken on all matters listed or added to this agenda.

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

ORDINANCE #25-13

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF ARTICLE I, STATE UNIFORM CONSTRUCTION CODE, CHAPTER 100-3 FEES OF THE CODE OF THE BOROUGH OF ALLENDALE.

BE IT ORDAINED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 100-3 of the Code of the Borough of Allendale, be and hereby is amended, supplemented and revised to add the following provision to said Chapter:

§ 100-3. Fees. [Amended 1-27-1977; 9-22-1977]

- A. The fee for a construction permit shall be the sum of the subcode fees listed herein and shall be paid before the permit is issued: [Amended 9-25-1986; 11-14-1991; 9-10-1992; 5-27-1999; 7-24-2003; 2-9-2006; 5-1-2006; 8-13-2009; 5-26-2016; 11-2006; 8-13-2009; 5-26-2016]
- (1) Plan review fee:
 - (a) New construction, additions or renovation. The fee shall be 20% of the permit fee for proposed improvement, with a minimum fee of \$75, and is included in the building subcode fee.
 - (b) Roofing and siding. No plan review fee is required.
 - (2) Building subcode fees. The fee for work under the building subcode shall be as follows:
 - (a) New building and additions. Permit fees shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The building permit fee be in the amount of \$0.050 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Article 3 of the building subcode. State of New Jersey training fees shall be in the amount of \$0.00371 per cubic foot of volume of new construction in accordance with N.J.A.C. 5:23-4.19(b).
 - (b) Renovations, alterations, decks, roofing, siding and repairs. The fees shall be based upon the estimated cost of the work. The fee shall be \$25 per \$1,000 of the estimated cost, with a minimum fee of \$75.

- (c) Reinstatement of a lapsed construction permit shall be as follows:
 - [1] Recalculation of the construction permit shall be based upon the current fee schedule for all work to be performed.
 - [2] The reinstatement fee shall be 20% of the recalculated value of all work which is to be performed.
- (d) Minimum building permit fees shall be: \$75.
 - [1] Principal buildings, additions and accessory buildings shall be charged in accordance with criteria under the Uniform Construction Code.
 - [2] (Reserved)
 - [3] (Reserved)
 - [4] Sheds 200 square feet or greater: \$75.
 - [5] For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency will make the final decision regarding estimated cost. Included in the building subcode permit is a plan review fee which is 20% of the building subcode fee.
 - [6] Swimming pools. Permit fees for in-ground pools shall be \$400, in addition to electric, plumbing, fence and certificate of approval permits. Aboveground pools shall require a permit fee of \$150 in addition to electric, plumbing, fence and certificate of approval permits. Swimming pools which require subcode permits shall include plan review fees as part of the subcode permit, which is 20% of the subcode fee.
 - [7] Tennis courts. Permit fees for tennis courts shall be \$200.
 - [8] Asbestos hazard abatement permit shall be \$150 in accordance with N.J.A.C. 5:23-8.10(a)1 and \$200 for certificate of occupancy following successful completion of abatement in accordance with N.J.A.C. 5:23-8.10(a)2.
 - [9] Demolition permits. The fee for demolition permits shall be as follows:
 - [a] Principal building: \$150.
 - [b] Accessory building: \$40.
 - [c] Demolition of structures less than 5,000 square feet and less than

30 feet in height, including one- and two-family residences, structures on farms and commercial farms: \$150. All other structures: \$80.

[d] Interior demolition: \$150. **[Added 3-22-2018 by Ord. No. 18-06]**

[10] Signs. A sign shall be \$0.085 per square foot of surface area of the sign, with a minimum fee of \$50, computed on each side of the sign to be displayed. The fee shall be in addition to any Planning or Zoning Board application fees required.

[11] Fences. The fee for a permit to construct a fence around a pool shall be \$75, which includes the plan review fee. This fee shall be in addition to any Planning or Zoning Board application fees which may be required.

[12] Certificate of occupancy.

[a] The fee for a certificate of occupancy shall be as follows: \$200.

[b] A certificate of occupancy/approval shall only be issued if any outstanding building violation penalties have been paid.

[c] Temporary certificates of occupancy shall be \$50, or each renewal thereof.

[d] A certificate of continued occupancy for business or commercial establishments shall be \$250. A certificate of continued occupancy for business or commercial establishments with a change of use shall be \$25.

[e] Change of contractor. The fee shall be \$50.

[f] Variation. The fee shall be \$65.

[13] Dry well. The fee shall be \$50. **[Added 3-22-2018 by Ord. No. 18-06]**

[14] Commercial tent. The fee shall be \$100. **[Added 3-22-2018 by Ord. No. 18-06]**

[15] Underground storage tank removal or abandonment of tank. The fee shall be \$150. **[Added 3-22-2018 by Ord. No. 18-06]**

(3) Plumbing subcode fees.

(a) The fees for installation or replacement under the plumbing subcode shall be as follows: **[Amended 3-22-2018 by Ord. No. 18-06; 12-27-2018 by Ord. No. 18-23; 1-31-2019]**

| Fixture/Equipment | Fee |
|---|------------|
| Water closet | \$25 |
| Urinal/bidet | \$25 |
| Bathtub | \$25 |
| Lavatory | \$25 |
| Shower | \$25 |
| Floor drain | \$25 |
| Sink | \$25 |
| Dishwasher | \$25 |
| Drinking fountain | \$25 |
| Washing machine | \$25 |
| Hose bib | \$25 |
| Gas piping (install and replace) | \$75 |
| Water heater (install and replace) | \$100 |
| Boiler (install and replace) | \$150 |
| Sewer pump or ejector | \$85 |
| Interceptor/separator | \$100 |
| Backflow preventer | \$75 |
| Grease trap | \$125 |
| Water-cooled air-conditioning or refrigeration unit | \$100 |
| Sewer connection | \$90 |
| Water service connection (install and replace) | \$80 |
| Gas service connection | \$50 |
| Commercial dishwasher | \$50 |
| Vent stack | \$35 |
| Minimum plumbing fee | \$100 |
| LP gas tank | \$75 |
| Steam boiler | \$150 |
| Hot water boiler | \$150 |
| Residential A/C unit | \$150 |
| Active solar system | \$65 |
| Pool heater | \$100 |
| Vacuum | \$40 |
| Generator | \$150 |
| Condensate line | \$50 |

| | |
|--------------------|-------|
| Fuel oil piping | \$75 |
| Pool drain | \$150 |
| Water softener | \$75 |
| Water cooler | \$15 |
| Water booster pump | \$85 |
| Chimney liner | \$100 |
| Oil tank | \$85 |
| Furnace | \$125 |
| Commercial A/C | \$150 |
| Sump pump | \$50 |

- (b) A plan review fee of 20% is included in the plumbing subcode fees as listed in Subsection A(3)(a) above.
- (c) Minimum fee exemption. Only owner-occupied single-family residential dwellings shall be exempt from the minimum plumbing and fire subcode fees.
- (4) (Reserved)
- (5) (Reserved)
- (6) (Reserved)
- (7) (Reserved)
- (8) (Reserved)
- (9) (Reserved)
- (10) Fire subcode fees.
 - (a) The fees under the fire subcode shall be as follows: **[Amended 3-22-2018 by Ord. No. 18-06]**

| Description | Fee |
|-----------------------------|-------|
| Automatic fire alarm system | |
| 1 to 10 detectors | \$100 |
| 11 to 20 detectors | \$150 |
| 21 to 100 detectors | \$200 |
| 101 to 200 detectors | \$400 |
| 201 to 400 detectors | \$650 |

| | |
|--|---------|
| 401 to 1,000 detectors | \$900 |
| Over maximum entry, each device | \$25 |
| Fuel storage tank | \$120 |
| All storage tanks other than fuel | \$150 |
| Sprinkler systems | |
| 1 to 20 heads | \$100 |
| 21 to 100 heads | \$200 |
| 101 to 200 heads | \$300 |
| 201 to 400 heads | \$400 |
| 401 to 1,000 heads | \$750 |
| 1,001 or more | \$1,000 |
| Kitchen hood exhaust systems, commercial | \$100 |
| Kitchen hood protection systems | \$150 |

| Description | Fee |
|---|------------|
| Gas- or oil-fired appliance | \$75 |
| Fireplace or woodburning stove | \$75 |
| CO2 suppression | \$200 |
| Halon suppression | \$200 |
| Foam suppression | \$200 |
| Dry chemical | \$200 |
| Wet chemical | \$200 |
| Underground storage tank removal or abandonment of tank | \$150 |
| Standpipes per riser | \$150 |
| Minimum fire subcode fee | \$100 |
| Incinerator | \$260 |
| Crematorium | \$260 |
| Signaling device | \$60 |
| Supervisory device | \$60 |
| Change of Contractor | \$50 |

- (b) A plan review fee of 20% is included in fire subcode fees as listed in Subsection A(10)(a) above.

(11) Electrical subcode fees.

- (a) The permit fees for installation or replacement under the electrical subcode shall be as follows:

- [1] Grouping: Fixtures and devices to be counted for these items include outlets, wall switches, fluorescent fixtures, convenience receptacles or similar fixtures and motors and devices of one horsepower or one kilowatt or less.

- (1) First 25, fee is: \$100.
- (2) Increments of five, fee is: \$20.
- (3) Pool with U/lights: \$150.
- (4) Storage pool/spa: \$120.
- (5) Fire alarm panel: \$100.

- [2] Calculating: For the purpose of calculating the following electrical fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

- (1) Motors/electrical devices.
 - (a) To 10 horsepower: \$100.
 - (b) To 50 horsepower: \$150.
 - (c) To 100 horsepower: \$250.
 - (d) Above 100 horsepower: \$500.
- (2) Transformer/generator.
 - (a) To 10 kilowatts: \$150.
 - (b) To 45 kilowatts: \$250.
 - (c) To 112.5 kilowatts: \$350.
 - (d) Above 112.5 kilowatts: \$500.
- (3) Service/panels/subpanels.
 - (a) To 100 amperes: \$150.
 - (b) To 200 amperes: \$150.
 - (c) To 300 amperes: \$350.
 - (d) To 400 amperes: \$350.
 - (e) To 800 amperes: \$500.
 - (f) To 1,000 amperes: \$500.
 - (g) To 1,200 amperes: \$500.
 - (h) Above 1,200 amperes: \$500.

- [3] Plan review credit/prototype deduction %: 20.
- [4] Minimum fee: \$85.
- [5] Additional electric:
 - (1) AMP motor control center: \$60.
 - (2) KW elec. sign/outline light: \$40.
 - (3) Swimming pools, in ground: \$200.
 - (4) Swimming pools, above ground: \$100.
 - (5) Storable pool, spa or hot tub: \$100.
 - (6) Steam unit: \$25.
 - (7) Light pole, each: \$50.
 - (8) Pool heater: \$40.
 - (9) Exponential bonding/grounding: \$100.
 - (10) Air handler: \$75.
 - (11) Radon: \$50.
 - (12) Baseboard.
 - (a) One to 10 kilowatts: \$30.
 - (b) Ten to 45 kilowatts: \$50.
 - (13) Transfer switch: \$75.
 - (14) Subpanel residential: \$100.
 - (15) Subpanel, nonresidential: \$75.
 - (16) Annual inspection of public swimming pools/spas/hot tubs: \$150.
 - (17) Photovoltaic systems.
 - (a) Kilowatts:
 - [1] To two kilowatts: \$300.
 - [2] To four kilowatts: \$300.
 - [3] Above four kilowatts: \$300.
 - (b) Number:
 - [1] Up for 50: \$500.
 - [2] Fifty-one to 99: \$600
 - [3] Over 100: \$650

(12) Mechanical subcode fees.

- (a) The fees under the mechanical subcode shall be as follows: **[Amended 3-22-2018 by Ord. No. 18-06; 1-31-2019]**

| Description | Fee |
|----------------------|-----------------------------------|
| Water heater | \$100 |
| Fuel oil pumping | \$75 |
| Gas piping | \$75 |
| Steam boiler | \$150 |
| Hot water boiler | \$150 |
| Hot air furnace | \$150 |
| Oil tank | \$85 |
| LP gas tank | \$75 |
| Fireplace | \$80 |
| Surcharge fee | \$0.0006 per cubic foot of volume |
| Chimney liner | \$100 |
| Condensate line | \$35 |
| Residential A/C | \$125 |
| Commercial A/C | \$125 |
| Backflow preventer | \$75 |
| Sump pump | \$50 |
| Minimum Fee | \$75 |
| Change of Contractor | \$50 |

- B. The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Borough Council, biannually, a report recommending a fee schedule based on the operating expenses of the Agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act.
- C. Surcharge fee.
- (1) In order to provide for the training, certification and technical support programs required by the Uniform Construction Code Act and the regulations,³ the Enforcing Agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0006 per cubic foot of volume of new construction. Said surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending September 30, December 31, March 31 and June 30, and not later than one month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, said fee shall be collected and remitted for the third and fourth quarters only.

- (2) The Enforcing Agency shall report annually at the end of each fiscal year to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, said report shall be for the third and fourth quarters only.

- D. Additional moneys must be deposited as directed by the Borough Administrator to establish an escrow account, where appropriate, to cover legal and engineering costs, which amounts shall be estimated by the Borough Engineer and the Borough Attorney where applicable. Any such moneys so deposited which are not required for legal and engineering services shall be returned to the applicant upon completion of the improvement involved. If additional moneys for legal and engineering services are required, such moneys must be deposited by the applicant upon two weeks' notification by the Borough Administrator. Failure to comply with these regulations may, in the discretion of the Borough Council, result in suspension or revocation of all municipal permits. [Added 5-24-1979]

BE IT FURTHER ORDAINED that, except as modified herein, all other provisions of Chapter 100 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

Amy Wilczynski
Mayor

DRAFT

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

ORDINANCE # 25-14

**AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE
BOROUGH OF ALLENDALE, ZONING, CHAPTER 270-31, FENCES**

Ch 270-31 FENCES

A. FENCING for Residential Homes

Permit Requirements

1. Before any fence may be erected, altered or reconstructed, an application for a zoning permit must be made to the Building Dept online on the Boroughs website.
2. The application shall include a plot plan showing the location of the fence, a description of the type of fence including any decorative features to be erected and the height of the fence, the adjacent street or streets to the property and include a general indication of the topographic conditions where the fence is to be constructed. The application must be accompanied by a fee according to Borough ordinance.

Specifications:

- a) Fences shall be permitted in front, side and rear yards with height requirements listed below in section g (measurements).
- b) In the event that both sides of a fence are not identical, the finished or preferred side shall be required to face the street and/or abutting properties, as applicable. The finished or preferred side shall be that side which best conceals the fence posts, rails, and other supporting parts and/or which is painted, stained or otherwise treated when only one such side is so treated.
- c) The following fences and fencing materials are specifically prohibited in any location: barbed-wire fences, razor -wire fences, canvas cloth, electrified/charged fences and fences that may cause a danger or hazard to the public.
- d) Corner properties are subject to Allendale police department review and approval
- e) Opaque fences to a height of not more than eight feet may be permitted on exterior lot lines, solely for the purpose of meeting the light trespass requirements of § [270-32.1](#).
[Added 3-2-2017^[1]]

f) Measurements

Front Yard: Fencing within 15 feet of lot lines may be erected to a height of not more than 5 feet. Beyond 15 feet from the lot line, fences can be erected to a height of not exceeding 6 feet. These fences must be open and not opaque.

Rear and Side Yard: Fencing in rear and side yards may be erected to a height not to exceed 6 feet

Exceptions to these limits may be granted by the appropriate board upon notice and finding of hardship. *Farms will be exempt*

B. DEER FENCING

Open fencing designed for the purpose of repelling or preventing the travel or entry of deer may be installed in **rear and side yards only**, as those terms are defined below. The control of deer by the construction of deer fencing shall be subject to the following regulations:

- An application for a zoning permit must be made to the Building Dept online on the Boroughs website.
 - The application shall include a plot plan showing the location of the fence, a sample of the proposed fencing and the height of the fence.
 - The application must be accompanied by a fee according to Borough ordinance.
- a. Deer fencing is a square mesh or hexagonal mesh fence with a mesh size of approximately eight square inches or less used to protect gardens, vegetation, and yards from deer or other wildlife. Permitted deer fences shall only be constructed of a black polypropylene material or a metal core covered by a black polypropylene material only.
 - b. Deer fencing is permitted on rear and side yards only and is permitted on property lot lines.
 - c. No deer fence shall be erected, constructed or installed which is over eight feet in height.
 - d. Deer fencing may not be attached to trees and must be securely supported by posts or attached to existing fencing and shall be installed in accordance with manufacturing specifications.
 - e. Deer fencing must be safely staked or secured at ground level and may not have caps or rails or other decorative or non-fencing material at its top edge.
 - f. Deer fencing that is visible from the street must be accompanied by adjacent landscaping.
 - g. Deer fencing shall be maintained in good condition and be subject to periodic inspection by our Property Maintenance Officer to assure that it has not deteriorated, come loose or otherwise become a visual or safety nuisance or hazard.

h. Enforcement and penalties for violations shall be in accordance with the Borough Code

Exceptions to these limits may be granted by the appropriate board upon notice and finding of hardship. *Farms will be exempt*

| | 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

ORDINANCE # 25-15

AN ORDINANCE TO AMEND CHAPTER 53 OF THE CODE OF THE BOROUGH OF ALLENDALE, "OFFICERS AND EMPLOYEES", TO FIX THE SALARIES, WAGES AND COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE BOROUGH OF ALLENDALE FOR THE YEAR 2025.

BE IT ORDAINED, by the Governing Body of the Borough of Allendale that the salaries of the following officers and employees of the Borough of Allendale shall be paid bi-weekly and fixed in the amounts as set forth below, effective January 1, 2025.

| TITLE | MINIMUM | MAXIMUM |
|--|----------------|----------------|
| Borough Administrator | 20,000 | 75,000 |
| Chief Financial Officer | 65,000 | 135,000 |
| Qualified Purchasing Agent | 3,000 | 6,000 |
| Municipal Clerk | 60,000 | 97,000 |
| Deputy Municipal Clerk | 48,000 | 68,000 |
| Department of Public Works Superintendent | 110,000 | 120,000 |
| Tax Collector | 63,000 | 78,000 |
| Tax Assessor, Part-time | 30,000 | 55,000 |
| Director of Communications | 5,000 | 15,000 |
| Board of Health Secretary | 2,500 | 4,000 |
| Certified Recycling Professional | 1,500 | 3,000 |
| Construction Code Official | 25,000 | 95,000 |
| CCO Inspector | 4,000 | 7,000 |
| Electrical Sub Code Official, Part-time | 12,000 | 28,000 |
| Building Sub Code Official | 13,000 | 17,500 |
| Plumbing Sub Code Official, Part-time | 12,000 | 30,000 |
| Zoning Official | 13,000 | 17,500 |
| Property Maintenance Official | 38,000 | 45,000 |
| Fire Sub Code Official, Part-time | 10,000 | 17,000 |
| Fire Prevention Official, Part-time | 3,800 | 20,000 |
| Fire Inspectors, Hourly | 14.00 | 22.00 |
| Bookkeeper | 50,000 | 65,000 |
| Administrative Assistant | 35,000 | 53,000 |
| Administrative Assistant, Part-time/hourly | 16.00 | 23.00 |
| Land Use Administrative Assistant | 58,000 | 65,000 |
| Summer Interns, Hourly | 14.00 | 17.00 |

| | | |
|---|---------|---------|
| Crestwood Lake Staff – Seasonal | 500 | 20,000 |
| Crestwood Lake Employees – Seasonal, Hourly | 12.70 | 19.00 |
| Building Monitor, Hourly | 15.00 | 17.00 |
| Chief of Police | 170,000 | 200,000 |
| Police Patrolman | 43,000 | 160,000 |
| Sergeant | 152,000 | 165,000 |
| Lieutenant | 156,000 | 170,000 |
| Detective Lieutenant | 165,000 | 170,000 |
| Patrolman Detective Stipend | 1,500 | 1,800 |
| Municipal Magistrate | 10,000 | 18,000 |
| Municipal Prosecutor | 4,000 | 8,000 |
| Radio Police Dispatcher, Full-time | 35,000 | 45,000 |
| Radio Police Dispatcher, Part-time-hourly | 16.00 | 22.00 |
| Crossing Guards, P/T Hourly | 14.00 | 30.00 |
| Emergency Management Official | 2,500 | 4,500 |
| Laborer, DPW | 40,000 | 90,000 |
| Standby, DPW, Per Week | 425 | 450 |
| Crew Chief, DPW | 3,000 | 5,000 |
| Laborer, DPW, Part-time/hourly | 16.00 | 21.00 |

| | 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

BOROUGH OF ALLENDALE
COUNTY OF BERGEN
STATE OF NEW JERSEY

ORDINANCE # 25-16

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 123, "FILMING"
OF THE CODE OF THE BOROUGH OF ALLENDALE

123-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

FILMING — The taking of still or motion pictures, either on film, videotape, or similar recording medium, for commercial or educational purposes intended for viewing on video receivers, television or in theaters or for institutional use. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE/TELEVISION SERIES — Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following:

- A. Universal Pictures.
- B. Warner Brothers, including New Line Cinema, Castle Rock Cinema, Village Road Show and Bel-Aire.
- C. Paramount, including MTV films and Nickelodeon Movie.
- D. 20th Century Fox, including Fox Searchlight.
- E. Sony/Columbia.
- F. Disney/Miramax.
- G. MGM — United Artists.
- H. Dreamworks.
- I. Any major streaming service, such as Netflix, Hulu, or Amazon Prime Video
- J. Any film for which the budget is at least \$5,000,000.
- K. Recurrent weekly television series programming.

PUBLIC LANDS — Any and every public street, highway, sidewalk, square, public park, playground or any other public place within the Borough which is within the jurisdiction and control of the Borough of Allendale.

123-2. Permits.

- A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by Borough officials at all times at the site of filming.
- B. Permits shall be obtained in the office of the Borough Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and shall be accompanied by a permit fee in the amount established herein.
- C. One permit shall be required for each location.
- D. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Borough Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

123-3. Rules and regulations.

- A. No permit will be issued by the Municipal Clerk unless applied for prior to five days before the requested shooting date; provided, however, that the Borough Clerk may waive the five-day period if, in his/her judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.
- B. No permit shall be issued for filming upon public lands within the Borough of Allendale unless the applicant for such permit:
 - (1) Provides proof of insurance coverage for bodily injury for any one person in the amount of \$1,000,000, for any aggregate occurrence in the amount of \$3,000,000 and for property damage for each occurrence in the aggregate amount of \$500,000. The Borough of Allendale shall be named as an additional insured on the policy and a certificate of insurance shall be delivered to the Borough at the time that the permit is issued.
 - (2) Agrees in writing to indemnify and save harmless the Borough of Allendale from any and all liability or damages resulting from the use of such public lands.

- (3) Posts a cash or maintenance bond of \$1,000 in favor of the Borough and protecting and insuring that the location utilized will be left after filming in a satisfactory condition, free of debris, rubbish and equipment, and that due observation of all Borough ordinances, laws and regulations will be followed. If no claim is made upon the bond, the bond shall be returned to the permittee within 30 days of the completion of the filming.
 - (4) The hiring of an off-duty police officer for the times indicated on the permit at the discretion of the Police chief and Public Safety Committee.
- C. The holder of a permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Borough Police Department with respect thereto.
- D. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets. The holder shall avoid any interference with previously scheduled activities upon public lands and limit to the extent possible any interference with normal public activity on such public lands.
- E. The holder of a permit shall take all reasonable steps to minimize the creation and spread of debris and rubbish during filming and shall be responsible for removing all equipment, debris and other rubbish from the filming location upon the completion of filming or the expiration of the permit, whichever comes first.
- F. Filming shall be permitted only Monday through Friday between the hours of 8:00 a.m. and 7:00 p.m. or sundown, whichever is earlier, provided that all requests for night scenes shall be approved in the permit to be granted in accordance with these regulations when not in conflict with the Borough of Allendale's noise ordinance or state laws, i.e. Blue Law. The setup, production and breakdown required by all filming shall be included in the hours as set forth herein.
- G. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or effect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed, and any objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date.

- H. The Borough reserves the right to require one or more on-site patrolmen in situations where the proposed production may impede the proper flow of traffic; the cost of said patrolmen to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.
- I. The Municipal Clerk may authorize a waiver of any of the requirements or limitations of this chapter and may authorize filming on other public property not defined as "public lands" and may authorize filming other than during the hours herein described or may waive any other limitation or requirement of this chapter whenever he determines that strict compliance with such limitations will pose an unreasonable burden upon the applicant and that such a permit may be issued without endangering the public's health, safety and welfare.
- J. Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Film Commission. The applicant shall notify the Fire Department and the Police Department 24 hours before filming takes place and permit the Fire Department and the Police Department to inspect the site and the equipment to be used. The applicant shall comply with all fire and safety instructions issued by the Fire Department and the Police Department.

123-4. Fees.

The schedule of fees for the issuance of permits authorized herein are as follows:

- A. Basic filming permit: \$500. Where an applicant requests an expedited processing of the permit application, the basic filming fee shall be \$600.
- B. Daily filming fee in addition to the basic filming permit: \$750 per day.
- C. Daily filming fee payable for major motion picture: \$2,500 per day.
- D. Filming permit for nonprofit applicants filming for educational purposes, including student films, (no daily rate required): \$50 (requires proof of 501c3).
- E. Use of Public Buildings \$500.
- F. Use of Park or Beach \$500.
- G. Filming on private property: \$100 Basic Permit Fee. No daily filming fee will be imposed.

123-5. Exemptions.

The provisions of this chapter shall not apply to the filming of news stories within the Borough of Allendale.

123-6. Violations and penalties.

Where the owner of the premises is not the applicant for a permit required by this chapter, both the owner and the applicant shall each be liable for violations hereof. Any person, firm, or corporation violating this chapter or these rules and regulations, upon conviction thereof, shall be punished by a fine not exceeding \$2,000 per day or by imprisonment for a term not exceeding 90 days, or both. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

This Ordinance shall take effect after passage and publication 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-190

| 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 OF 2025 CRESTWOOD LAKE SALARIES
SUPPLEMENT FIVE**

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-Gate | July 19, 2025 | Tharaenid Blitzler | \$19.00 per hour |
| Lifeguard | August 1, 2025 | Nicolette Carcara | \$15.50 per hour |
| Sub-Gate | August 9, 2025 | Isabella Zrebiec | \$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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-191

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

APPOINTMENT OF DPW EMPLOYEE – DEION MILLIGAN

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Deion Milligan be appointed full time as a Step 1 Laborer with the Department of Public Works effective July 28, 2025 with an annual salary of \$42,230.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer and Municipal Clerk are authorized to take all appropriate actions so as to implement this Resolution.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-192

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

APPROVAL OF LEASE AGREEMENT BETWEEN THE BOROUGH OF ALLENDALE AND TOMMASO ENTERPRISE LLC FOR A PORTION OF 91 WEST ALLENDALE AVENUE

WHEREAS, the Borough of Allendale ("Borough"), with municipal offices located at 500 West Crescent Avenue, Allendale, New Jersey, has negotiated a Lease Agreement with Tommaso Enterprise LLC ("Landlord"), a New Jersey limited liability company, for the lease of a portion of the property located at 91 West Allendale Avenue, Allendale, New Jersey (the "Leased Property"), more particularly described in Schedule A of the Lease Agreement; and

WHEREAS, the Lease Agreement provides for a term of ten (10) years and four (4) months, commencing on or about September 1, 2025, and concluding on December 31, 2035, with automatic one (1) year renewal terms thereafter, subject to the terms and conditions set forth therein; and

WHEREAS, the Borough shall pay monthly rent in the amount of \$1,000.00, with a 1.5% annual rent escalation beginning January 1, 2027; and

WHEREAS, the Borough shall have the right to construct improvements, including a mural, on the Leased Property, and shall be responsible for landscaping, snow, ice removal, and general upkeep within the leased area, but excluding any sidewalks, curbing, driveways, or shared access areas that fall outside the defined leased portion; and

WHEREAS, the Borough Attorney has reviewed and approved the Lease Agreement as to form and content.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the Lease Agreement between the Borough of Allendale and Tommaso Enterprise LLC for the Leased Property located at 91 West Allendale Avenue is hereby approved, and the Mayor is authorized to execute the Lease Agreement and any related documents on behalf of the Borough; and

BE IT FURTHER RESOLVED that a fully executed copy of the Lease Agreement shall be kept on file in the Office of the Municipal Clerk and shall be available for public inspection.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk



THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401

WWW.ALLENDALENJ.GOV

LEASE AGREEMENT

WHEREAS, the Borough of Allendale, having its municipal offices at 500 West Crescent Avenue, Allendale, New Jersey (the “Borough”) wishes to lease a portion of the property (more specifically “Schedule A” as set forth below) located at 91 West Allendale Avenue, Allendale, New Jersey (the “Leased Property”); and

WHEREAS, the Tommaso Enterprise LLC (the “Landlord”) is a New Jersey limited liability corporation and represents that it is the owner of the Leased Property; and

WHEREAS, the Borough has agreed to lease an approximately 37 feet wide portion of the property, which stretches to the driveway and 37 feet from building envelope to the curb (“Schedule A”) upon the terms and conditions set forth herein in this lease (the “Lease”).

IT IS agreed on this ____ day of July, 2025 between the Borough and Landlord, as follows:

1. The Borough hereby agrees, and the Landlord hereby agrees, that the Borough will lease the Leased Property from the Landlord.
2. The term of this Lease shall be for a term of ten (10) years and four (4) months, subject to adjustments, commencing on or about September 1, 2025 and shall end on December 31, 2035, or upon such earlier date upon which said term may expire or be terminated pursuant to any conditions of limitation or other provisions of this Lease or pursuant to law. The Lease shall begin to run when a mural to be constructed by the Borough is fully erected.
3. Landlord recognizes that the Borough shall have full access and the right to construct improvements to the leased area and may construct a mural on the Leased Property without further approval from the Landlord.

4. The Borough shall pay the sum of one thousand (\$1,000.00) dollars per month for each month during the term of this Lease, payable on the 1st day of the month with a grace period of thirty (30) days. Such rent shall escalate by 1.5% each year beginning on January 1, 2027.

5. If additional lighting or electrical components are installed within the leased area, the tenant will be responsible for costs associated with those improvements and electric bill. The Borough shall not be responsible for the payment of any real estate taxes, assessments, or provide other consideration for the Leased Property.

6. The Borough shall maintain the landscaping within the leased area and shall assume full responsibility for maintaining that area, including snow and ice removal, and general upkeep, but excluding any sidewalks, curbing, driveways, or shared access areas that fall outside the defined leased portion.

7. Except as otherwise specifically set forth in this Lease, the Borough shall not be required to furnish any services or facilities, or to make any improvements, repairs or alterations to the Leased Property.

8. The Landlord shall be responsible, at its own cost, for keeping all sidewalks, pathways, parking areas, curbing, driveways, steps, and entrances that are **outside the leased area** free and clear of snow, ice, and debris.

9. The Borough shall maintain liability insurance covering the Leased Property covering the leased premises for the duration of the lease term.

10. The Borough shall allow existing signage to remain (a restaurant sign for Morning Bloom).

11. Landlord shall permit access to the property for equipment for the installation of the mural.

12. Provided this Lease is in full force and effect and has not been cancelled or terminated pursuant to the provisions of this Lease, then this Lease shall automatically, upon all terms, agreements, covenants and conditions set forth in this Lease, be renewed for successive terms of one (1) year each, with each such successive one (1) year renewal term commencing on the date immediately following the expiration of the original term of this Lease, or the immediately expiring renewal term, as the case may be.

13. Property Management, Rent Collection & License Disclosure

The Leased Property is owned by Tommaso Enterprise LLC, a New Jersey limited liability company. Supreme

Real Estate Group (TheSREG), a Virginia-based real estate brokerage, has been retained by the Landlord to manage the Leased Property and is authorized to act on behalf of the Landlord for purposes of property management, rent collection, and related communications. Rent payments shall be made via AppFolio or a similar property management platform under TheSREG's direction.

Francesco Tommaso, the undersigned representative of Tommaso Enterprise LLC, is a licensed real estate broker in the Commonwealth of Virginia and serves as the Principal Broker of TheSREG. Although TheSREG is not a party to this Lease and receives no compensation from the Borough, this disclosure is made in the interest of transparency, as Mr. Tommaso is affiliated with both the ownership entity and the property management company.

Landlord shall provide at least three (3) months' notice prior to the expiration of the then current term of its decision not to renew the Lease as of the expiration of the then current term. In the event, this Lease shall terminate as of the expiration of the then current term within which said notice is given.

Borough of Allendale,

Tommaso Enterprise, LLC

By: Amy E. Wilczynski
Mayor

July 22, 2025

By: Francesco Tommaso, President, Tommaso Enterprise LLC
President

07 / 22 / 2025

| | |
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| Title | sign |
| File name | Lease_7_2025.pdf |
| Document ID | 8e9b0400de95405efaa155a43a894e4f1b6ef847 |
| Audit trail date format | MM / DD / YYYY |
| Status | ● Signed |

Document History



SENT

07 / 22 / 2025

14:04:31 UTC

Sent for signature to Francesco Tommaso,President, Tommaso Enterprise LLC (franktommaso@gmail.com) from frank@thesreg.com
IP: 129.222.163.197



VIEWED

07 / 22 / 2025

14:05:01 UTC

Viewed by Francesco Tommaso,President, Tommaso Enterprise LLC (franktommaso@gmail.com)
IP: 129.222.163.197



SIGNED

07 / 22 / 2025

14:05:23 UTC

Signed by Francesco Tommaso,President, Tommaso Enterprise LLC (franktommaso@gmail.com)
IP: 129.222.163.197



COMPLETED

07 / 22 / 2025

14:05:23 UTC

The document has been completed.

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

DATE: 08/14/2025

RESOLUTION# 25-193

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**A RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES
TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE**

WHEREAS the Municipality of Allendale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2025-2026 term starting July 1, 2025, and ending on June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Mayor Amy Wilczynski as its representative and Alison Altano as its alternate and that the Mayor hereby appoints Councilman Tyler Yaccarino as her representative and Councilman Joseph Daloisio as her alternate to serve on the Community Development Regional Committee for FY 2025-2026; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be emailed to Robert G. Esposito, Director; Bergen County Division of Community Development, One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601 | resposito@co.bergen.nj.us **as soon as possible and no later than Friday, August 29, 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-194

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on Consent
Agenda

**A RESOLUTION AMENDING THE 2025 MAYOR AND COUNCIL MEETING
SCHEDULE TO REFLECT A CHANGE IN THE SEPTEMBER MEETING DATE**

WHEREAS, the Borough of Allendale previously adopted a schedule of Mayor and Council meetings for the calendar year 2025 in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, it has become necessary to amend the meeting schedule to change the date of the regularly scheduled Mayor and Council meeting from Thursday, September 25, 2025, to Thursday, September 18, 2025; and

WHEREAS, notice of this change will be provided in accordance with the Open Public Meetings Act and all applicable laws and regulations.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the regularly scheduled meeting originally set for September 25, 2025, is hereby rescheduled to September 18, 2025, at the same time and location previously advertised; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to provide notice of this change in accordance with the requirements of the Open Public Meetings Act.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-195

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**APPOINTMENT OF A TEMPORARY PER DIEM BUILDING MONITOR
ALLENDALE COMMUNITY CENTER**

BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the Amanda Richards be appointed as a temporary per diem building monitor, effective September 1, 2025 through December 31, 2025 at a rate of \$16.00 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 August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-196

| 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 WAIVING BOROUGH FEES FOR LEGALIZED GAMES OF CHANCE
RAFFLES FOR THE ALLENDALE POLICE DEPARTMENT, ALLENDALE FIRE
DEPARTMENT, AND ALLENDALE VOLUNTEER AMBULANCE CORPS**

WHEREAS, the Allendale Police Department, Allendale Fire Department, and Allendale Volunteer Ambulance Corps are vital organizations that serve and protect the residents of the Borough of Allendale through public safety and emergency services; and

WHEREAS, these organizations occasionally hold raffles and other games of chance as permitted by the Legalized Games of Chance Control Commission (LGCCC) to raise funds in support of their operations and community initiatives; and

WHEREAS, the Borough of Allendale charges a municipal fee in connection with the processing of raffle applications, as permitted under applicable laws and regulations; and

WHEREAS, Allendale Police Department, Allendale Fire Department, and Allendale Volunteer Ambulance Corps must pay the required fees associated with Legalized Games of Change Control Commission; and

WHEREAS, the Mayor and Council of the Borough of Allendale recognize the invaluable contributions of the Allendale Police Department, Allendale Fire Department, and Allendale Volunteer Ambulance Corps and wish to support their fundraising efforts by waiving the Borough fees for the Legalized Games of Chance raffle fees.

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

DATE: 08/14/2025

RESOLUTION# 25-196

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that all Borough fees associated with Legalized Games of Chance raffles are hereby waived for the Allendale Police Department, Allendale Fire Department, and Allendale Volunteer Ambulance Corps.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Clerk, Chief Financial Officer, and any other appropriate parties for implementation.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-197

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**APPOINTMENT OF A FULL TIME RADIO POLICE DISPATCHER
ANDREW MILLER**

WHEREAS, a need for a Radio Police Dispatcher in the Allendale Police Department exists; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, and upon recommendation of Allendale Police Chief, Michael Dillon, that effective August 1, 2025, Andrew Miller be and is hereby appointed as Radio Police Dispatcher, Full time, at an annual salary of \$39,000.00; and

BE IT FURTHER RESOLVED that the Mayor, the Chief Financial Officer, Municipal Clerk and the Borough Attorney are authorized to take all appropriate actions so as to implement this Resolution.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-198

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**APPROVE CHANGE ORDER NUMBER TWO - D.S. MEYER ENTERPRISES, LLC-
GRANDSTAND PARKING LOT RESURFACING**

WHEREAS, the Contractor, D.S. Meyer Enterprises, LLC, has requested that certain changes are needed for the Grandstand Parking Lot Resurfacing; and

WHEREAS, a net increase of \$365.00 will result from the items listed on Change Order Number 2; and

WHEREAS, the CFO has certified that sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that Change Order Number Two resulting in an increase of \$365.50, a .547% increase in the original contracted amount, be approved for the Grandstand Parking Lot Resurfacing, resulting in a new contract amount of \$87,898.50.

BE IT FURTHER RESOLVED that Change Order Number Two in the increased amount of \$365.50 be approved for D.S. Meyer Enterprises, LLC, 2 North Street, Suite 2A, Waldwick, New Jersey 07463.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

CHANGE ORDER # 02 (Final)



Project: Grandstand Parking Lot Resurfacing
 Contractor: D.S. Meyer Enterprises

VCEA#: ALN-1003.011
 DATE: 08/07/2025
 PAGE 1 OF 1

| Item No. | Description | Quantity (+/-) | Unit Price | Amount |
|---------------------|--|----------------|-------------|----------------------|
| EXTRA | | | | |
| 6 | UNDERDRAIN, TYPE F | 55.00 | \$ 40.00 | \$ 2,200.00 |
| 8 | TRAFFIC MARKING LINES, 12" | 6.00 | \$ 6.75 | \$ 40.50 |
| 10 | TOPSOIL SPREADING, 4" THICK, IF AND WHERE DIRECTED | 100.00 | \$ 5.00 | \$ 500.00 |
| 11 | FERTILIZING AND SEEDING, TYPE A-3, IF AND WHERE DIRECTED | 100.00 | \$ 1.00 | \$ 100.00 |
| 12 | STRAW MULCHING, IF AND WHERE DIRECTED | 100.00 | \$ 1.00 | \$ 100.00 |
| TOTAL | | | | \$ 2,940.50 |
| REDUCTION | | | | |
| 5 | HMA 9.5M64 SURFACE COURSE | -11.00 | \$ 125.00 | \$ (1,375.00) |
| 13 | FUEL PRICE ADJUSTMENT | -1.00 | \$ 1,200.00 | \$ (1,200.00) |
| TOTAL | | | | \$ (2,575.00) |
| SUPPLEMENTAL | | | | |
| TOTAL | | | | \$ - |

Amount of Original Contract \$ 74,783.00
 Change Order No. 1 \$ 12,750.00
 Adjusted Contract Amount \$ 87,533.00
 Change Order No. 2 \$ 365.50
 Adjusted Contract Amount \$ 87,898.50

Extra \$ 2,940.50
 Supplemental \$ -
 Reduction \$ (2,575.00)
 Total Change \$ 365.50 INCREASE

% Change in Contract 17.54%
 [(+) Increase or (-) Decrease] (+)

(Engineer) (Date)

(Contractor)

(Date)

8/8/25

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

DATE: 08/14/2025

RESOLUTION# 25-199

| 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 AUGUST 14, 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 August 14, 2025 in the amounts of:

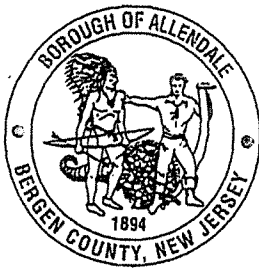
Bill List Numbers

August 14, 2025

| | |
|------------------------------|------------------------|
| Current Fund | \$ 4,151,454.24 |
| Payroll Account | 403,720.59 |
| General Capital | 217,964.62 |
| Animal Fund | |
| Grant Fund | 7,148.25 |
| COAH/Housing Trust | 7,282.20 |
| Improvement & Beautification | |
| Trust Fund | 2,108.63 |
| Unemployment Fund | 2,138.40 |
| Water Operating | |
| Water Capital | |
| Total | \$ 4,791,816.93 |

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk



THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401
WWW.ALLENDALE.NJ.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 8/14/25



Alison Altano
Chief Financial Officer

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

DATE: 08/14/2025

RESOLUTION# 25-200

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

AVALONBAY COMMUNITIES, INC. v. BOROUGH OF ALLENDALE

WHEREAS, Avalonbay Communities Inc. ("Avalon") filed a complaint against the Borough of Allendale ("Allendale") in the Superior Court of New Jersey, Chancery Division, Bergen County, Docket No: BER-C-232-24 (the "Complaint") seeking to compel Allendale to execute a Treatment Works Approval ("TWA") permit application; and

WHEREAS, Allendale filed an answer to the Complaint objecting to the requested relief (the "Answer"); and

WHEREAS, on July 25, 2025, the Court entered an order requiring Allendale to adopt a resolution authorizing the endorsement of Avalon's TWA permit and thereafter executing the same (the "Order"); and

WHEREAS, the Order also requires Allendale to enter into an Amended Sewer Service Agreement with Avalon (the "Agreement"); and

WHEREAS, Allendale intends to appeal to the Superior Court of New Jersey, Appellate Division, from the entirety of the Order; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Mayor be and hereby is authorized to execute the TWA permit as required by the Order; and
2. The Borough Attorney is authorized to negotiate with Avalon regarding the terms of the Agreement; and
3. The Borough Attorney be and hereby is authorized to file an appeal with the Superior Court of New Jersey, Appellate Division from the entirety of the Order.
4. The Mayor, Borough Administrator and Borough Attorney are authorized to take any and all necessary actions in order to implement the terms of this resolution.

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk

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

DATE: 08/14/2025

RESOLUTION# 25-201

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

☐ Carried
☐ Defeated
☐ Tabled
☐ Approved on
Consent Agenda

**RESOLUTION APPROVING MOU BETWEEN BOROUGH OF ALLENDALE
AND ALLENDALE POLICE DEPARTMENT**

WHEREAS, the Borough of Allendale (the "Borough") and the New Jersey State Patrolmen's Benevolent Association Local No. 217 (the "PBA") are parties to a Collective Negotiations Agreement ("CNA") for the term January 1, 2021 through December 31, 2024; and

WHEREAS, the Borough and the PBA have engaged in ongoing negotiations to discuss and agree upon the terms and conditions of a successor CNA; and

WHEREAS, as part of the negotiations for a successor CNA, a Memorandum of Understanding ("MOU") between the Borough and the PBA was agreed to and approved between the parties for the term January 1, 2025 through December 31, 2028; and

WHEREAS, the PBA has indicated its approval of the terms and provisions of the MOU by executing the same; and

WHEREAS, Allendale wishes to memorialize its approval of the terms and provisions of the MOU by adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale that the Memorandum of Understanding as between the Borough and the PBA for the term January 1, 2025 through December 31, 2028, be and hereby is APPROVED; and

BE IT FURTHER RESOLVED that the Mayor, the Administrator/Chief Financial Officer, and the Borough Attorney are authorized to take all appropriate actions so as to implement this Resolution

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on August 14, 2025.

Linda Louise Cervino, RMC
Municipal Clerk