

**Mayor and Council of the Borough of Allendale  
Combined Work and Regular Session Meeting Minutes  
October 9, 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 9, 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 September 30, 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. Councilwoman Lovisolo joined the meeting at 7:28 p.m.

The following were also present: Raymond Wiss, Esq., Borough Attorney  
Linda Louise Cervino, Municipal Clerk

Mayor Amy Wilczynski led the salute to the flag.

Raymond Wiss, Esq., Borough Attorney, joined the meeting via Team.

**PRESENTATION:**

**Potential Land Donation, Block 702, Lot 10, East Allendale Avenue:** Mayor Wilczynski introduced Ceasar Baldi who is giving a presentation to the Mayor and Council regarding potential Land Donation, Block 702, Lot 10, East Allendale Avenue. Mayor Wilczynski stated that no decision will be made today.

The plans were prepared by Conklin Associates, 29 Church Street, Ramsey, New Jersey 07446. Tibor Latincsics gave a little background regarding this. He stated Mr. Baldi had owned this property since 1967. It is vacant land. He's paid north of \$300,000 in taxes in that time period for the vacant lot.

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He wishes to build a new single-family home on the front portion of the vacant lot. It is a vacant 52,000 square foot piece of property in the AA Zone, which requires 26,000 square feet. The property contains wetlands and requires a Wetlands Individual Permit to construct the home. The wetlands are due in large part of the runoff from the homes and driveways on the two adjacent lots. Mr. Baldi is in the unique position of having owned the property well before the 1986 enactment of the Freshwater Wetlands Protection Act.

We have our local approvals for this specific plan, including zoning approval and soil movement approval. It is subject to a wetlands individual permit from the DEP, which is a challenging permit to obtain.

We're here to see if there's interest and propose to donate six-tenths of an acre or 26,000 square feet of the rear portion of the property to the nature preserve. That would still preserve a conforming 26,000 square foot lot up front. If there's interest, the process would be we would prepare a minor subdivision. We have appeared before the Land Use Board. DEP requested that we build the house five feet from East Allendale Avenue. Their perspective is to minimize the impact on the wetlands. This is a zoning compliant plan. You need all the required setbacks. If you look at how it lays out it actually works very nicely with the streetscape. From DEP's perspective, if we place the house ten feet behind the curbline, that would be the less impact on the wetlands. Our position is you have to take the big picture in mind, particularly safety as no one is going to go back out onto East Allendale Avenue. The plan proposes an on-site turnaround so you can exit safely onto East Allendale Avenue. The proposal we're presenting is a mitigation offer to the state as well and that they would consider this meaningful donation.

Tibor Latincsics asked if there's an interest. The mechanism would be that we would prepare a minor subdivision. Make application to the Land Use Board. Upon approval of that, a deed would be provided to the borough for this six-tenths of an acre. We anticipate that the DEP will require a split rail fence along the new property line.

Mayor Wilczynski stated that we would have to have our lawyers look at it, but it is a DEP decision more than a borough decision. It makes perfect sense to me, and it seems very logical.

Tibor Latincsics stated that when we go back to DEP we will make the presentation that this is our mitigation proposal. We believe it's meaningful because it's adjacent to a nature preserve. And the Borough of Allendale values it. Mayor Wilczynski stated we can always provide you with something that says we can talk about the value of nature preservation and give you lots of documentation that would be helpful.

Borough Attorney Ray Wiss asked what they are going to need from the borough to reflect that interest to show the DEP. Tibor Latincsics said correspondence simply saying that the addition to the nature preserve is meaningful. Our position is that it's directly adjacent to nature preserves.

Mayor Wilczynski thanked Tibor Latincsics for his presentation.

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**Pocket Park Contest Winner Announcement:** Mayor Wilczynski stated the mural has been this amazing project that we've been working on for a couple of years. It turned out better than we expected. It's absolutely beautiful. Because it became so beautiful we worked out a lease with the land and decided to make the front of it a pocket park. When people walk down the street they can hang out, and I think it will just beautify the downtown. Some people never heard the word pocket park. I've always used it because in the city they have little parks that are kind of stuck in the middle of nowhere. It's literally a park that's stuck in the middle of either a city or street. This is in the middle of our downtown main street. It's a great location because we have an amazing new restaurant, Morning Bloom, that's right behind it and it has outdoor dining, so it's really going to enhance that whole entire area.

We had 13 submissions, which was a lot. We even had people from out of town wanting to make submissions and we had to turn them away because we just wanted to keep it Allendale. They were all so different. The artist of the mural was a landscape designer in Australia. Since he was the art director and really helped drive the design of the mural, he made the final decision. This one submission was particularly different. For me, it was interesting because it had symmetry, but not total symmetry. It had a lot of areas that were cozy and people could go and sit in different spots.

Mayor Wilczynski stated the winner of the Pocket Park Design Competition is Chloe Levy. She grew up in Allendale, like her father. After graduating from Northern Highlands in 2019, she went on to study at the University of Georgia and subsequently spent two years living in Spain. Now that she's back, she's pursuing a career in landscape architecture with a focus on ecological restoration and environmental education. It's an honor to contribute to her hometown's history through a project that enhances both the community and its natural environment.

Mayor Wilczynski presented Chloe with a certificate to Morning Bloom. Photos were taken. Mayor Wilczynski stated that we applied for a grant and possibly apply for another one. We will keep you posted on another ribbon cutting.

**APPROVAL OF MINUTES:** September 18, 2025

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		✓	✓			

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**AGENDA REVIEW:**

Mayor Wilczynski reviewed the agenda which consisted of:

- Introduction of Ordinance 25-17; and
- Consent Agenda Items #25-219 through #25-233, which included:

<b>RES 25-219:</b>	Resolution Authorizing Bid For Award of Leases And Associated Work For 300 West Crescent Avenue And Cell Tower Space Located Thereon.
<b>RES 25-220:</b>	Authorization To Advertise Bids For Renovation To Memorial Park Walkway-Phase 1.
<b>RES 25-221:</b>	Appointment of Hourly Part-Time Building Monitor.
<b>RES 25-222:</b>	Donation of Crestwood Lake Season Pass To Archer Nursery School.
<b>RES 25-223:</b>	A Resolution Cancelling Taxes For Glenn Baker.
<b>RES 25-224:</b>	Appointment of Relief Crossing Guard – Michelle Liu.
<b>RES 25-225:</b>	Appointment of Crossing Guard – Thomas Scott.
<b>RES 25-226:</b>	Approval of State Board Judgment.
<b>RES 25-227:</b>	Approval of Sidebar Agreement Between The Borough of Allendale and Teamsters Local Union No. 11.
<b>RES 25-228:</b>	Authorizing Cancellation of Remaining Balance on RTP Environmental Associates, Inc.
<b>RES 25-229:</b>	Authorizing Cancellation of Remaining Balance on Neglia Engineering Associates - Streetscape & Lighting Improvements MA-2022/2023 West Allendale Avenue Streetscape.
<b>RES 25-230:</b>	A Resolution Authorizing the Borough of Allendale through the Allendale Police Department to participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to Enable the Allendale Police Department to Request and Acquire Excess Department of Defense Equipment.
<b>RES 25-231:</b>	Approval of October 9, 2025 List of Bills.
<b>RES 25-232:</b>	Resolution approving contract with Chief Michael T. Dillon
<b>RES 25-233:</b>	Resolution Authorizing the Recording of a State of NJ DEP Watershed & Land Management Permit.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY:**

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

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**INTRODUCTION OF ORDINANCE:**

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

**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.**

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)**

The Municipal Clerk read into the record the following: “Ordinance 25-17 has been introduced upon first reading and will be published in the October 15, 2025 edition of the Record. It will be taken up for further consideration and final passage at the meeting of the Mayor and Council on October 23, 2025 at 7:00 pm or soon thereafter.”

**APPROVAL OF CONSENT AGENDA:**

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

	Motion	Second	Yes	No	Abstain	Absent
Councilman Yaccarino		✓	✓		RES 25-231	
Councilman O’Toole						
Councilwoman Homan						✓
Councilwoman Lovisolo			✓			
Councilman Daloisio						✓
Councilman O’Connell	✓		✓			

For the Record, Councilwoman Lovisolo joined the meeting at 7:28 p.m.

Councilman Yaccarino abstained to Resolution 25-231 and, yes, to the remainder.

**(See Resolution 25-219 through 25-233 attached and made a part hereof)**

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**ADMINISTRATION:**

Council Committee Reports

**Councilman Edward O’Connell – Facilities, Parks & Recreation Report:** Councilman O’Connell stated that he loved the picture today of Mark Dunn in dispatch. It was a long road that he had to climb back to. Hopefully, he will get to where he was. That made my day today.

**Councilman Yaccarino, Facilities, Parks and Recreation/Land Use and Construction Code Report:** Councilman Yaccarino stated he has the same sentiment as Ed regarding Mark Dunn. We have been very busy in the field department as I’ve been trying to share updates with everybody. In our great collaborative effort with the Allendale Recreation Commission this week, the work will be completed on Kunish Field 4, Field 5 and Field 6 behind the Red Barn tomorrow. A total renovation. We’re using a contractor who previously worked on our fields. Andrew Aguguliaro, DPW Superintendent, with the recommendation of ARC, has created a WhatsApp group chat and has been providing daily updates, sometimes several times a day, with key leaders of ARC. They’ve been very appreciative of those updates. What’s also good about that is the work has been done, and they’ve provided suggestions and comments along the way, which has been very helpful. I also shared with Chris Kunish the work that has been done on Field 4. He’s very appreciative of that. Really great progress there.

On the side of Crestwood, which is closed down, we had correspondence from our CFO. We will be looking into the budget for next year.

**Councilman Matthew O’Toole, Public Safety Report:** Councilman O’Toole stated, he, too, was going to start his report with Mark Dunn’s return. I had a chance to chat with him briefly the other day. He’s very happy to be back, albeit, in a very light duty capacity, but he is thrilled to be back in any capacity, so we are just as thrilled to have him back.

We had a Public Safety Committee meeting earlier this week with Chief Dillon to discuss a number of personnel items and some upcoming events. After that meeting, I had a meeting with AVAC regarding a few final points on their lease. We had a very nice conversation about a number of AVAC related items. While I was there, I had the opportunity to meet one of their new young volunteers. We are always talking about needing help and it’s nice to see new blood hopping on board. That being said, they still do need help during the daytime, so if anyone has free time during the day, please consider helping out.

I saw an interesting tidbit on the news this morning about it being deer mating season. Very amorous deer are not necessarily paying attention to traffic so be careful out there. Finally, the Gary Letezia blood drive was held at the community center two weeks ago. We had a respectable turnout collecting 27 units of whole blood. That means our donors potentially saved 81 lives. Thank you to everyone who rolled up their sleeves. Thank you to AB&G for their continued support and to everyone else who makes these things happen.

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Staff Reports:

**Linda Louise Cervino, Municipal Clerk's Report:** Linda's Report: Just a reminder that the last night to register to vote is Tuesday, October 14<sup>th</sup>. The clerk's office will be open until 9 p.m. for voter registration as well as anything else you may need from the clerk's office. Linda Cervino wished Walter Widmer a happy birthday.

**Michael Dillon, Police Chief's Report:** Chief Dillon thanked the governing body for approving the consent agenda. It's much appreciated as well as your ongoing support of our department. It's great to see Mark back. He's happy to be back, although in the light duty capacity, but, he's a very valued member of our agency. It's been over a year since his accident. I think it made our department stronger and made our borough stronger and our connection with the council stronger as well.

Mayor Wilczynski said it was really nice seeing him and you can tell how excited he was just to be in the police department. He said his surgeon visited him on the first day. So, he's waiting for his okay so he can finally get back on the road. We are behind him all the way and we are rooting for him. It's good to have youth on your side.

**MAYOR'S REPORT:**

We had our town hall on Tuesday. The topic was Fair Share Housing. We talked about the Fourth Round. Our residents like to be educated so we really like to keep them up to speed. We are still in the middle of our fourth round. We are in a challenge with our fourth round by Fair Share Housing Center as well as 400 other municipalities. We just wanted to give everybody a little history of Fair Share Housing, where we've been and what the borough has done, which is actually tremendous.

We have always been compliant. We're just at the point now where it's very difficult. The numbers are astronomical, and we can't get our head around it or even possibly how to put a dent in them. We hope there will be some type of reform in the future, but, until then, we are trying to be as compliant as possible. We met with Saddle River executives this past week as well to talk about the sewer connection. They have their Fair Share Housing challenges and theirs happen to be on our border. One of their 100 percent inclusive developments is tying into our sewer, so, we approved of this about a year ago and now we are still finalizing the sewer connections now that they're finally built. Not to be confused with the other development that is coming down the pipeline too, which is a whole other conversation.

We have a 5K run coming up on the 19<sup>th</sup>. If you haven't signed up already, please sign up. The run benefits Sharon Thorsland, who is a lifelong Allendale resident. We've made a lot of money, which is really exciting because one of her classmates from Northern Highlands is matching all the sponsors, dollar for dollar, \$25,000, and we're almost at that goal.

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We are starting the budget for next year. As Councilman Yaccarino mentioned, we are looking at the Crestwood numbers already. Crestwood is always interesting to analyze every year because it has its ups and downs, so we always have little tweaks along the way in order to keep it sustainable. We don't want to lose money.

We had our meetings with the staff for the difference card. The difference card is a card that we're hoping is going to save employees and the borough some money. It's a calculation by going on a different plan where we pay the copay. We'll see how that works out. So far, it looks very positive and most of the employees are going to be signing up for it.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:** None.

Mayor Wilczynski stated that one of our favorite residents has a birthday. He is 92 years old. Walter comes to every single council meeting. We are going to celebrate Walter's birthday with cupcakes from Councilman Yaccarino.

Everyone sang happy birthday to Walter Widmer.

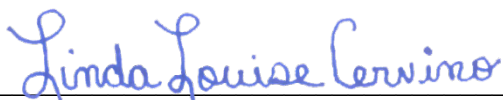
**PUBLIC COMMENT ON ANY MATTER:**

No one from the public came forward for public comment on any matter.

**ADJOURNMENT:**

There being no further business to come before the Mayor and Council, on a motion by Councilman Yaccarino, second by Councilman O'Toole and unanimously carried, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC  
Municipal Clerk

11/13/2025

Date Approved