

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 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 February 8, 2024. The meeting was called to order at 7:30 pm by Mayor Wilczynski.

Linda Cervino, the Municipal Clerk, read the open public meetings statement: “In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. The meeting dates for the year are confirmed at the Annual Meeting, are posted on the public bulletin board in the Municipal Building and on the Borough Website, published in The Record within the first 10 days of the New Year, and copies are sent to The Ridgewood News and Star-Ledger. Notice of this meeting by the January 25, 2024, 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.”

On Roll Call, the following were present: Councilmembers Susanne Lovisolo, Edward O’Connell, Matthew O’Toole, Tyler Yaccarino, and Mayor Amy Wilczynski. Joseph Daloisio III and Liz Homan were absent. A quorum was met.

The following were also present: Raymond Wiss, Borough Attorney; Linda Louise Cervino, Municipal Clerk; Michael Dillon, Chief of Police; Alison Altano; Business Admin/CFO and John Gil, Director of Communications.

Mayor Wilczynski led the salute to the flag.

APPROVAL OF MINUTES – January 18, 2024 Meeting Minutes:

Motion by Councilwoman Lovisolo, second by Councilman O’Toole that the January 18, 2024 Meeting Minutes hereby tabled.

On a roll call, the vote was recorded as follows:

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	absent	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

PRESENTATIONS: Peter Lupo - Hoplite Communications, LLC

Mr. Lupo stood up and gave his presentation. He stated 5G is the next generation of technology that’s coming to New Jersey. They’ve already started rolling 5G out across Northeast Bergen County. I represent Bergen County, itself, and then several municipalities on the east portion of Bergen County. For example, Edgewater and Fort Lee, and they have already started to roll out 5G towers. The towers are very distinct from what we’re used to. Right now, we have towers that are roughly 164 feet. The way 5G is going to be rolled out is going to be put on utility poles.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Instead of being of traditional monopoles they're going to be on 38-foot high conventional wooden utility poles. And they have them because the technology of 5G they use a nanotechnology to propagate their signal, so that's going to be a lot closer together than the way the standard 4G tower. It comes down to the physics of microwave technology and the limitations of nanotechnology size waves. They're going to go ahead and roll out Bayonne, eastern parts of Hudson, Bergen County, and the like in Essex County. It will eventually come here to Allendale. My proposal was rather than have to rely on the default FCC style ordinance that we introduced when it's most advantageous to Allendale, so that when it does come here you have some control over the way technology gets rolled out. One of the things you want to be careful to have is control about the aesthetics about the towers that are going to be put in here. There are different ways of concealing the technology. You have many different types of selections of how the wrought iron pole looks; different types of bases and tops. A requirement for the carriers is to recycle the existing infrastructure. Restrictions with advertisement, such as advertising their services. There are a number of different ways we can reduce the impact on the community on the aesthetics of the streetscapes of Allendale that's consistent and compliant with the FCC. That's the overview.

Regarding the existing tower at 300 West Crescent, it has expired. We did a one-year renewal, which now expires May 31, 2024. It's an amazing opportunity for Allendale to monetize on it significantly. In another municipality I represent, we are about to release an RFP starting at 7,300 per elevation. We're going to alternate the different elevations, but currently you have four wireless carriers on it; Dish, TMobile, AT&T and Verizon. So, it's an opportunity to really make a quarter of a million dollars a year that you weren't making before. It helps reduce the tax burden on your residents. The proposal is we already sent a termination notice to Crown Castle so they are aware. Mr. Lupo thanked the mayor.

AGENDA REVIEW:

Mayor Wilczynski reviewed a few items on the agenda for the night which included:

Ordinance 24-02, Introduction to the Capital Ordinance for Capital Improvements; ADA bathrooms at the firehouse as well as some improvements at Borough Hall.

RES-24-06: Approving the amendment of A276-22, A276-27, A276-29 and A276-30 of the bylaws of the Borough of Allendale – second reading. This is where we changed our committee. The committee decided that for this next year we're going to alter the committees a little bit. Just the process to go about that is a series of resolutions.

Mayor Wilczynski reviewed the Consent Agenda, which are items that are considered routine and enacted on one motion and spoke about a few.

RES 24-70: HM COMPANY LLC - ALLENDALE ADA FIREHOUSE BATHROOM RENOVATION.

RES 24-71: A RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE FY 2023 COVERING JULY 1, 2023 THROUGH JUNE 30, 2024.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

- RES 24-72: AUTHORIZATION TO SOLICIT BIDS FOR THE CONSTRUCTION OF THE NEW CONCESSION STAND AT CRESTWOOD LAKE.
- RES 24-73: RESOLUTION AUTHORIZING A SEWER CONNECTION AGREEMENT BETWEEN THE BOROUGH OF ALLENDALE AND THE BOROUGH OF SADDLE RIVER. This is for one of their Fair Share Housing 126-unit properties on Wachau Trail, which is right on the border of Saddle River, which they have to come into our sewer lines. So, we had to come up with this agreement because there is improvements they have to do to the line to enable everything to work properly as well as making sure all the fees are very fair for Allendale We will be going through this again very shortly because Saddle River is having another 275-unit complex being built again on the border of Allendale that want to come through our sewer systems.
- Luckily, we were smart in this negotiation. Saddle River was trying to push us to have negotiations with the developer and we said absolutely not. Councilwoman Homan was great. The lawyer came at us and we just held steadfast and we said absolutely not. We do not want to deal with the developer. We're only dealing with Saddle River. We cannot just tell them they can't use our sewer because these are inclusionary developments and if they did that and we fought it, we would lose. This happened all over the state. However, we are going to make sure that our sewer can handle theirs as well as ours and as well as potential other buildings that we could have in Allendale. These are not very easy negotiations and we will be embarking on this one other time in the very near future.
- RES 24-74: GRANTEE AUTHORIZING RESOLUTION 2023 BERGEN COUNTY OPEN SPACE TRUST FUND MUNICIPAL PROGRAM - CONTRACT NO. 2300347.
- RES 24-75: A RESOLUTION DESIGNATING JOHN GIL, DIRECTOR OF COMMUNICATIONS, AS ACTING MUNICIPAL CLERK DURING THE ABSENCE OF THE MUNICIPAL CLERK ON APRIL 25, 2024.
- RES 24-76: AUTHORIZE 50 PERCENT DISCOUNT ON RED BARN APPLICATION FEES FOR 2024 FORMER AND CURRENT ELECTED OFFICIALS.
- RES 24-77: APPROVAL OF 2024 CRESTWOOD LAKE FAMILY MEMBERSHIP DONATION – VALLEY HOSPITAL AUXILIARY.
- RES 24-78: AUTHORIZATION OF REFUNDS FOR 2022 AND 2023 TAX OVERPAYMENTS – STATE BOARD JUDGMENTS.
- RES 24-79: HAAS CONSTRUCTION MANAGEMENT TO PROVIDE SERVICES FOR THE RENOVATION OF THE BOROUGH OF ALLENDALE - BOROUGH HALL KITCHEN.
- RES 24-80: APPOINTMENT OF A RECYCLING COORDINATOR – KERRI NIOSI.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

- RES 24-81: APPROVAL OF 2024 CRESTWOOD LAKE FAMILY MEMBERSHIP DONATION - ALLENDALE FOUNDATION FOR EDUCATIONAL EXCELLENCE.
- RES 24-82: AUTHORIZATION TO RELEASE OF ESCROW FUNDS – PERFORMANCE GUARANTEE– INTEGRITY AT MONTROSE, LLC, RE: 29 MONTROSE TERRACE, BLOCK 406, LOT 16.
- RES 24-83: AUTHORIZATION OF 2023 BUDGET TRANSFERS.
- RES 24-84: APPROVAL OF FEBRUARY 8, 2024 LIST OF BILLS. Councilwoman Lovisolo confirmed she reviewed the Bill List.

PUBLIC COMMENT ON ANY AGENDA ITEMS

Walter Widmer, 38 Hamilton. Mr. Widmer said he’s very glad that Northern Highlands has given us permission to use their courts. That’s a blessing because those are real tennis courts. The tennis courts at Crestwood Lake need to be discussed. They look pretty, but they are for the birds. Mayor Wilczynski stated that she doesn’t disagree with Mr. Widmer, but at the time when they were doing the tennis courts, it was a grant and the cost of the real tennis courts was upwards of over a quarter million dollars and tennis wasn’t really popular back then and now it’s making a comeback. I think now is the time. They served their purpose; it was done with a grant. That area needs a lot of draining work and a lot of engineering. Those courts are over 40 years old.

Mr. Widmer asked if he can have more of an understanding on the information from Peter Lupo of Hoplite Communications, LLC presented to us. The 5G is new to me.

No one else from the public came forward to discuss agenda items only.

RESOLUTIONS: (SECOND READING)

RES 24-06: Approving the amendment of A276-22, A276-27, A276-29 and A276-30 of the bylaws of the Borough of Allendale – second reading.

Motion by Councilman Yaccarino, second by Councilwoman Lovisolo that Resolution 24-06 be and is hereby approved.

On a roll call, the vote was recorded as follows:

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	absent	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Borough Attorney, Ray Wiss, stated Resolution 24-06, by virtue of the bylaws, required the affirmative vote of at least four members of the council in which four members of the council voted in the affirmative.

INTRODUCTION OF ORDINANCE

Motion by Councilwoman Lovisolo that the following ordinance be introduced and passed on first reading and setting February 22, 2024 at 7:30 p.m. or as soon thereafter as the matter can be heard as the date and time, and the Council Chambers of the Allendale Municipal Building as the place for a hearing on said ordinance. Second by Councilman Yaccarino.

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

- **ORDINANCE 24-02:** CAPITAL ORDINANCE OF THE BOROUGH OF ALLENDALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$82,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH.

On a roll call, the vote was recorded as follows:

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	absent	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Ordinance 24-02 attached and made part hereof)

APPROVAL OF CONSENT AGENDA:

Motion by Councilman Yaccarino, second by Councilman O’Toole that the Consent Agenda be and is hereby approved.

On a roll call, the vote was recorded as follows:

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	absent	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Resolutions 24-70 through 24-85 attached and made a part hereof)

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

ADMINISTRATION

Council Committee Reports

Councilman Tyler Yaccarino – Facilities, Parks and Recreation. Councilman Yaccarino stated there has been a lot of exciting things going on with the Facilities Committee to start the year. All of us in this room have been to Crestwood or members of Crestwood and we experienced what a great place it is to be. We're working on several things to make it even better. One of the things that we've discussed at meetings in the past is the concession stand at Crestwood Lake, which on tonight's agenda we awarded Phase I to our professional services architect. Tomorrow we are going to be having a follow-up meeting to look at revisions to the plans.

We've been working very closely with the DPW, Tom Viscardi, the lake director, the Mayor and myself, looking at what we have today and where the sure comings are other than it being an old structure and how we can optimize it for many years to come, such as reconfiguration and things that just make sense in terms of flow. We are investing a lot of time to make a structure that's going to last long term in terms of build quality, but also flow. More news to come on that. We are going to be working on the demolition of the existing structure in the near future, but without leaving short falls for the 2024 season, we'll have provisions in place to make sure that we meet Bergen County's requirements and pass inspection, but also provide some concession options as well as restrooms for the 2024 season. We did make the determination that the financial investment to keep the structure going for this season is not ideal. We will have something in lieu to also provide adequate services to the lake members.

Also on the agenda, we talked about the grant for Phase I of the tennis courts. As Mr. Widmer indicated, Northern Highlands tennis courts are proper tennis courts. We preliminarily spoke with the high school previously last year. We received valuable information from them in terms of the do's and don'ts since they had recently gone through the process. We are aware of what the high school went through and in terms of how we could take their experience and translate it into our project here. We will have pickle ball lines at popular request due to the ever-evolving player base of the sport. So, the tennis courts are another project we have on the boiler place.

Also, with regard to Crestwood, we started to have conversations with our staff at Crestwood to talk about our events for the 2024 season, scheduling and process improvements. We really have a lot going on in the Facilities Committee. It's been a busy couple weeks, but we're really excited to get a lot of these projects and initiatives off the ground. I also wanted to say my thanks to Susanne, Amy and Alison and everyone involved in these projects in Borough Hall, getting everything painted and the kitchen project, so I want to express my thanks.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Councilwoman Susanne Lovisolo - Finance, Human Resources, Administration and Information Technology, Land Use and Construction Code and Council Liaison to Library Board. Councilwoman Lovisolo commented on the nice new changes to borough hall. Land Use Committee met on Tuesday, January 23rd. Joining me in attendance were our mayor, Councilman Daloisio, our Code Official, Anthony Hackett, our DPW Superintendent, Andy Agugliaro, and our Borough Engineer, Mike Vreeland. We start our meetings by discussing residential property issues. Of the nearly one dozen individual issues that we discussed and have been discussing, I'm happy to say that half of them have really been resolved or on the verge of being resolved and the remainder are being looked into further by our professionals. So, we really do take time discussing people's situations and trying to work up workable solutions for all.

We spent some time discussing flooding issues in our town. It's really an all hands-on deck issue right now that crosses a lot of committees; public safety, our police department, DPW, Land Use, so it is something that we are looking into in town and figuring out the best way to start alleviating some of the issues. We ended our meeting with some proposed code-tweaks, whether it's clarifying the wording of code or tightening up some of the gray areas, we're always taking a look at it and readdressing it. I'm sure 5G will now be a big part of what we're working on as well.

We had our Finance Committee meeting on Friday, January 26th. We started the month-long process of reviewing the previous year's expenditures and predicting our costs and our projects and our priorities for the upcoming year. We will have a finance team meeting or two so that we do have a member here who is part of that. Councilwoman Lovisolo thanked the members for joining them tonight.

We also had our Green Team meeting this week. Mark Savastano, who is our chairman of the Green Team is here tonight. At that Zoom meeting we discussed our Allendale recycling and spring-cleaning day, which this year will be Saturday, April 27th.

In addition to that, I have a quick little report from Nancy Clause, who is the Director of our Library. In February, in addition to their regular programs, the following special programs are going to be happening. Make a Valentine will be on February 14th. The Star Lab Planetarium will be on February 21st, Slime Time on February 21st and a Winter-Themed Diorama class on February 28th. Special adult programs include a local author, Ellen Postolowski, who will be giving a talk on February 27th about her book, Gut Driven, and she's going to share important information about her approach to healthy eating and cooking. Our adult winter reading club continues through March 18th. Participants log the number of pages they read to earn raffle tickets for a chance to win a cozy reading basket at the end of the program. The popular bind date with a book event began on February 1st and continues through the 17th. Patrons select a wrapped book based on clues provided by our library staff. They're invited to fill out a rate your date card to be included in a raffle for a box of Godiva chocolates.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Councilman O’Connell – 2nd on Facilities, Parks and Recreation that I looked at the plans for the new concession stand and I loved the layout and he’s very excited for that project to get moving.

Councilman Matthew O’Toole – Public Safety Committee. Councilman O’Toole stated in addition to a few meetings over the past couple of weeks to discuss personnel matters, the public safety committee met this past Tuesday. At that meeting, we found that our two new officers are doing extremely well in their field training. They’re coming to the end of their training and are just about ready to hit the ground running. We’re going to be moving ahead with the second speed sign on MacIntrye Lane. Some of our emergency services personnel will be making presentations at the upcoming Northern Highlands Career Day to talk to the students about police, fire and EMS’s careers and, hopefully, pick up some young volunteers. Currently, our fire department’s ladder truck is out of service while waiting for some parts and while being returned to the fire house today by the repair company, the driver struck some overhead conduit in the firehouse necessitating some electrical repairs. No damage to the building itself.

The fire department is still fully operational and ready to respond to any emergencies. You may have seen some videos on YouTube of DWI arrests of young women. These videos are not released by the police departments, rather they are requested via OPRA and released few views and, ultimately, to make money. I encourage everyone if you come across these videos to not watch them. Mayor Wilczynski has been in contact with Senator Schepisi to put an end to this hopefully. Not only is it made extremely public, what is possibly one of the lowest points of these people’s lives, but the time that it takes for our officers to redact all sensitive information and review everything can be put to much better use. If there is one positive aspect to this, there were two from Allendale and it shows our officers being completely professional and compassionate to these young women.

On March 28, 2024, we will be hosting the Gary Letizia Memorial Blood Drive. There is currently a tremendous blood shortage so please come out and roll up your sleeves.

Mayor Wilczynski stated that the OPRA situation has really got to me because we’ve always had problems with OPRA. It’s been abused for years. The sentiment behind it was that you’re supposed to have transparent government. However, there have been so many people who have abused it. The loopholes all to get a gain. We’ve had to hand over personal emails of our resident, personal addresses for residents. People who have had dogs for people who are trying to gain business. It’s been awful. Every time we go to the league, we always go to one of those seminars. We’ve gotten up to speak many times and they say there’s nothing we can do. But, this has gone to a completely other level where they’re taking the body cameras, which are now required by everybody in the state to wear and they are zeroing in on young women who are in a vulnerable time and exploiting them. They are getting millions of views and hundreds of comments. It’s awful. As Councilman O’Toole said, I have reached out to the senator, who is amazing. She never heard of it. She’s going to let us know if there’s anything and maybe this will be just the one thing that we can finally put OPRA to an end.

Councilman Yaccarino asked, the two videos in question, we have to take the footage, we have to export it and edit it, how many hours do you think that takes for one of those videos?

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Police Chief stated that each video is approximately one hour in length. It took about four hours to redact each video. That's a full day's work for the two videos. The Municipal Clerk, Linda Cervino, also stated that Amanda Richards handles the OPRAs and watches the videos herself to guarantee the redactions needed, which also takes her a lot of time away from the Clerk's office.

Staff Reports:

John Gil, Director of Communications stated it's the beginning of the month so the newsletter is being composed, so if you have any articles, tomorrow is the deadline but, of course, it will always be extended further. Working with our great team on doing the improvements here at Borough Hall.

Alison Altano, Borough Administrator/CFO stated that we've officially started with our Finance Committee meetings going over the 2024 budget. It looks good. We still have many more meetings and revisions to do, but, I think it will be smooth this year. On top of that, we have also begun working on our Capital Budget comprising all of the different departments, the needs and how else we can make improvements to the borough moving forward. Part of that is the improvement to the actual borough that we have been working on diligently over the past couple of weeks between getting the painting done, which they started on Monday and we were hoping for them to be done tomorrow with the complete upstairs, but it might go into Monday because there's a lot of committees, groups and planning that we've had to schedule around and it's been very difficult, but we have managed. The council chambers, the loft, our conference room, and the quilt room should be completed. From there, we'll pick out some carpeting. We'll do the carpeting, pictures on the wall and just get upstairs completed. Mayor Wilczynski said that the pictures on the wall they went out for a history grant, and they received the history grant, so we are going to get reproductions of all Allendale pictures and just have all historical pictures all over the wall. It's really going to look nice.

Ms. Altano said we also spruced up the foyer area. Everyone has been helping; John and Amanda. It's coming together. Little improvements just to make it nicer for the residents, mayor and council and the staff.

Linda Louise Cervino, Municipal Clerk stated that the Clerk's Office is still processing animal licenses. To date we have licensed about 230 dogs and 10 cats. As of February 1st, there is a \$5 late fee for late registration. Also, Resolution 24-75, a Resolution designating John Gil as acting clerk for the April 24th Mayor and Council meeting is because I will be attending the Municipal Clerks' Association Education Conference in Atlantic City that week. I have full confidence in John Gil fulfilling that role and I thank him for doing that. I have been going through old files in the clerk's closet and am getting permission to shred and dispose of them. I am waiting for a shredding day.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Michael Dillon, Police Chief. Chief Dillon thanked the Mayor for taking such a stance on this because it's really a matter of transparency versus exploitation. It's a very vulnerable time in these people's lives. In my 20 plus years of law enforcement, police work is sometimes raw and upsetting. Typically, not something I would ever want to put on display but, unfortunately, completely out of our control for the time being. I look forward to future legislation that prevents this and I do deeply appreciate, as my staff does, your willingness to have this discussion and also to evoke some sort of support from our higher political parties. Thank you.

Ray Wiss, Borough Attorney said picking up on what the Police Chief said, I know that there was a proposal pending in a lame-duck session to try to limit some of the scope of OPRA. Unfortunately, it didn't move in a lame-duck session and seems to have lost a little bit of traction now that the assembly has reconvened. So, we'll have to wait and see on that. The last couple weeks have been very, very busy on several fronts. Working with the Public Safety Committee with respect to several matters that we have with the PBA in trying to reach closure on those issues. We have been involved with the renewed lease agreement with the AVAC building. Certain matters, such as a firetruck running into a building involving the fire department that are still brewing. Working with Anthony Hackett on a couple property issues where he talked to us about permits and the like. With the chief on certain departmental matters over the last couple of weeks.

As some of you are aware, we had a 7:30 a.m. Zoom meeting this morning on the last aspects, even though there are some significant ones, regarding the sale of the water utility to Veolia, we're also working with Green Acres to resolve some related issues on properties to be transferred to Veolia. As the mayor mentioned, it's nice this evening to have brought to fruition the sewer agreement with Saddle River that was a lengthy process. They approved their companion resolution last Monday. That is brought to closure, but, as the Mayor said, no sooner is that one done that we know they have pending before them an application that started this week with respect to the conversion of the office building to another 275 units, which would certainly involve some type of an overturn to the borough on the sewer flow from that project. There are open questions in terms of, first of all, it's not provided for anywhere in our agreements with Saddle River. Secondly, there's a real question as to whether we would have the capacity to do that in any event. So, those are rather significant issues that are pending. Relatedly, we are about to commence our negotiations/discussions with Ramsey because they are also a municipality that runs their sewer flow through our system. Having brought Saddle River to a close, we open another front in dealing with Ramsey.

As was mentioned earlier, the cell tower issue has become quite topical. Tom Bouregy from my office has been engaged in that quite a bit. Obviously, a major situation with the existing lease and the structure that we've known to expire at the end of May. With that closure brings opportunity and, hopefully, it's a very positive opportunity for the borough. Lastly, is our involvement in our ongoing litigation with PK involving the acquisition of that, which was formerly known as 220/230, and also known as Black Mill Works and that litigation continues. We anticipate having a case management conference on that with the court next week.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

MAYOR'S REPORT:

Mayor Wilczynski stated that they had the ribbon cutting today at 220. It's been a longtime coming. When we first acquired that property via potentially eminent domain and then negotiated a deal back in 2017/2018. We've been working on it ever since, so it's been, as I said, a very long time coming. There was a big crew there. There was a big Allendale contingency there. We had from the council Tyler Yaccarino, Susanne Lovisolo, Matt O'Toole and Councilwoman Homan. John Gil also joined us. DPW Superintendent, Andy Agugliaro, was there. Police Chief, Mike Dillon was there as well as some of our police officers who had the opportunity to go through the building for safety purposes, which was a good opportunity for them.

This project was just unique in that there was so many times when the project was ready to go belly up. I do have to say they are an amazing company to partner with because they gave some, we gave some, and that's what, really, a true partnership is all about. But, because of the environmental issue that we have that Ray was referring to, it delayed us for a very long time. They had the opportunity that they could have pulled out. Then there was covid and supply chain issues. Developers do not hang on to property for a long amount of time. They buy them, they develop them, and they get out. John Hanson developed a friendship with Mayor Emeritus Barra and was a man of his word, quite frankly. We went back to him when we thought the deal was going down again and he just kept on saying you have my word, you have my word. If you look up the company you will see that they really are a company with integrity because if we did happen to go out to bid, it would have been hundreds of units because those were the other bids that we got. John Hanson is the chairman. He is also in the New Jersey Hall of Fame and on the board right now. I mentioned that we have this big mural project that we're working on, so I asked him if he would support the mural project, and I just got an email before I got here that they're donating \$10,000 to our mural project.

Regarding the Mural Project, Simon Rigg, who is an artist, sculpture and Allendale resident approached me again before covid. We had a plan, and we were just about to unveil it to the community and the we had to put it on hold. Fast forward and now it's this awesome project but very overwhelming project and it's going to be this amazing work of art. Simon is a renowned sculpture. He is going to be working with all the schools. He's already been in touch with all three schools. It was 30 years ago that the original mural was put on the side of the wall. Stiles Thomas started it and it's the same tenants that we have today, so he brought the community together, he brought history together and they did the art on the wall. We're doing the exact same thing. We are bringing the community together. We have all the kids. There's also a lot of community members involved. We worked with our borough historian for hours to actually pick the different types of historic pieces of buildings, but we also wanted to capture the essence of Allendale, so we are going to have some of the clubs on there. We also have, of course, our Celery Farm in there. The AB&G is going to be on there because that is historic as well as everybody knows the AB&G when it comes to Allendale. Then the art piece is that we've got this amazing artist doing it. It's going to be big and fabulous, so we just encourage everybody. There will be fundraisers that are going to be happening, so, please, community all come together. The borough is not funding the project, we were in support of the project. I also want to thank the Holiday Observers because they donated \$5,000 as well.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

I would also like to thank Alison and the staff because it's so nice to come into this space at the borough hall. It's not just for us, it's really for the community to have a nice space to come to our meetings, but also for our staff. We want the staff to have a nice place to work. We hadn't redone this place in 30 something years. Once the kitchen is done, they will have a nice place to go and get away from their desk and they'll have a nice place to come to work every day. That's very important not just to me, but everybody on the council.

After the meeting today, we are going to have a closed session. Where we're going to go over our 2024 goals for the borough and for each council person. It's a closed session because I want the council to all come together and all of us to create the goals, not just me and then when we're ready, we're going to have a series of town halls, coffee with the mayor and council and be as transparent as possible to the community and we really want to put all our goals and visions out there for everybody and get everybody's feedback and see what they want and the community wants and incorporate that into our goals.

Councilman Yaccarino has an amendment to his report. He stated that he failed to mention the week of March 11th, the New Jersey Motor Vehicle Commission will be having their mobile unit at the fire house throughout the whole week. If you're still in need of a real ID, you can do it in Allendale. License plate returns, vehicle registration renewals and a couple of other services. There will be signups, you'll make an appointment and you go to the fire house.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

PUBLIC COMMENTS ON ANY MATTER:

Mark Savastano, 22 Vreeland Place, Allendale asked who is responsible for maintaining Franklin Turnpike with regard to the crosswalks. Chief Dillon said there were plans for Bergen County to pave Franklin Turnpike from the Ramsey border to Waldwick line. I would imagine that the crosswalks would be restriped at that point. Mr. Savastano asked if we can request that they put up flashing lights similar to what we have in the center of town at the crosswalks that cross over to the Celery Farm. Who would I direct that request to? Mayor Wilczynski said we will direct it to Andy Agugliaro, our DPW Superintendent. Bergen County has their team of engineers, and they may have reasons for it or against it, so it's something we can suggest, but it's not something we can say we want to have. Mr. Savastano said he would be happy to write a letter as to why he thinks it's necessary. Mayor Wilczynski said sometimes residents are not very appeasable to have flashing things in front of their house and sometimes flashing things are distracting. Mr. Savastano said that at Cottage Place the sidewalk ends on the southbound side and there's no crosswalk there, although it tells you to cross over to the other side of the street. It might be something that they would consider adding.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

Mr. Savastano asked Councilwoman Lovisolo and Mr. Wiss if there is any current ordinance regarding surface water in Allendale about it having to stay on the property and not diverting it onto other properties. Mr. Wiss said it's typically done on an application-by-application basis. Mr. Savastano asked if there's a problem now, how is that addressed? Mr. Wiss said it's probably something our Borough Engineer, Mike Vreeland would have to look at. Councilwoman Lovisolo said you can report a concern through our borough website and you can go into our building department to express your concern.

Mr. Savastano said we did have a very productive Green Team meeting. The Allendale Cleanup Day is growing. The list of items that we will be collecting is electronics, medicine, paper shredding. We are having a clothing collection in addition to the one that's being held at the Fell House on that day as well. We're having a collection of EPS Styrofoam and plastic bags. We're going to have speakers about food waste and water conversation. We'll be selling our backyard compost bins and water barrels. We just got another order today. We're going to have the neighborhood cleanup like we did last year and something that is new this year is X-ray film collection. We will also be taking food donations for the community food bank. Councilman Yaccarino also said to Mr. Savastano that they both discussed about alternate venues, and we want to have a partnership between the Green Team and us, so once we get through this years Earth Day, I'm happy to pick up those conversations with you again. Councilwoman Lovisolo thanked CERT for coming out and helping on that day.

Walter Widmer, 38 Hamilton Street, Allendale asked if there's any charge relative to Allendale/Saddle River connection. Mayor Wilczynski said it's based on flow, and we also did put an admin charge for all the time; lawyers time, engineers time, because it is our system. So, there is definitely charge. We don't let them use it for free. It's based on flow so it's a percentage. They pay a certain percentage, and we pay a certain percentage. Same thing with Ramsey. Mr. Wiss said the engineers have calculated the amount of flow that is generated by Allendale residents and business establishments and, likewise, the amount from Saddle River. That's the formula and proportionality. And then as the Mayor said, ultimately, it goes to the county. The county has their charge, so the percentage is allocated between the two municipalities based on flow. The county charge is covered and as the Mayor said there's an administrative surcharge that we add to the bill of Saddle River.

Mr. Widmer complimented the chairs and the paint in the council chambers.

Girl Scout, Melia Murphy of East Allendale Ave, Allendale, New Jersey stated she's going for a merit badge for citizenship in the community.

Girl Scout, Emma Gibbons, Donnybrook Drive, Allendale, New Jersey states she's going for a merit badge for citizenship in the community.

**Mayor and Council of the Borough of Allendale
Combined Work and Regular Session Meeting Minutes
February 8, 2024 – 7:30 p.m.**

CLOSED SESSION:

- A. RES 24-85/Authorize Closed Session
1. Governing Body – Review 2024 Goals and Strategy Plan.
 2. Contractual Matters and Prospective Litigation.

Motion by Councilman O’Toole, seconded by Councilman Yaccarino, that Resolution 24-85 be and is hereby approved.

On a roll call, the vote was recorded as follows:

Councilman Daloisio:	absent	Councilman O’Connell:	aye
Councilwoman Homan:	absent	Councilman O’Toole:	aye
Councilwoman Lovisolo:	aye	Councilman Yaccarino:	aye

(See Resolution 24-85 attached and made a part hereof)

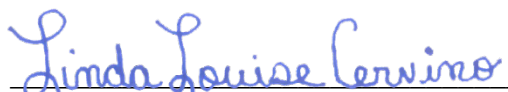
The Mayor and Council went into Closed Executive Session at 8:29 p.m. Minutes of this meeting were taken and will be released to the public at the time the matter is resolved.

The Regular Session meeting resumed at 8:41 p.m.

ADJOURNMENT:

There being no further business to come before the Mayor and Council, on a motion by Councilman O’Toole, second by Councilwoman Lovisolo and unanimously carried, the meeting was adjourned at 8:41 p.m.

Respectfully submitted,



Linda Louise Cervino, RMC
Municipal Clerk

March 7, 2024

Date Approved