



**BOROUGH OF ALLENDALE**  
**MAYOR AND COUNCIL**  
**MEETING AGENDA & MATERIALS**  
**THURSDAY,**  
**JULY 17, 2025**  
**7:00 P.M.**

AGENDA  
BOROUGH OF ALLENDALE  
MAYOR AND COUNCIL  
COMBINED WORK AND REGULAR SESSION  
JULY 17, 2025 AT 7:00 P.M.

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A combined Work and Regular Session of the Mayor and Council of the Borough of Allendale will be held in-person on July 17, 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:

APPROVAL OF MINUTES:      May 22, 2025 Closed Session Meeting  
   June 26, 2025 Work and Regular Meeting

AGENDA REVIEW:

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

INTRODUCTION 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.

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.

[RES 25-183](#):      RESOLUTION REVOKING LAKE MEMBERSHIP - INELIGIBLE APPLICANT.

[RES 25-184](#):      RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY26 MUNICIPAL AID PROGRAM.

[RES 25-185](#):      AUTHORIZATION OF 2025 CRESTWOOD LAKE SALARIES SUPPLEMENT FOUR.

[RES 25-186](#):      AUTHORIZATION TO INCREASE BID THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3(c) AND 18A:18A-3.

- RES 25-187: APPROVE CHANGE ORDER NUMBER ONE D.S. MEYER ENTERPRISES, LLC- GRANDSTAND PARKING LOT RESURFACING.
- RES 25-188: APPROVAL OF JULY 17, 2025 LIST OF BILLS.
- RES 25-189: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY26 SAFE STREETS TO TRANSIT PROGRAM.

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 07/17/2025 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.

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

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I hereby certify the above to be a true copy of an Ordinance introduced by the  
Governing Body of the Borough of Allendale on July 17, 2025.

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Dottie Blitzer  
Acting Municipal Clerk

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

**DATE: 07/17/2025**

**RESOLUTION# 25-183**

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 REVOKING LAKE MEMBERSHIP – INELIGIBLE APPLICANT**

**WHEREAS**, the Borough of Allendale has established eligibility requirements for lake membership as set forth in Chapter 203, Article III, Recreational Facilities of the Borough Code; and

**WHEREAS**, Member #2826247 applied for and was initially granted lake membership on May 16, 2025; and

**WHEREAS**, upon further review, it has been determined that Member #2826247 does not meet the established eligibility requirements for lake membership; and

**WHEREAS**, the Borough has the authority to revoke memberships that were granted to ineligible applicants pursuant to § 203-20 of the Borough Code; and

**WHEREAS**, it is in the best interest of the Borough to maintain the integrity of the lake membership program by ensuring all members meet established criteria;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale that the lake membership granted to Member #2826247 on May 16, 2025 is hereby revoked effective June 25, 2025, a full refund of membership fees in the amount of \$120 shall be issued to the member, the Borough Clerk is authorized to process the refund and update membership records accordingly, and this resolution shall take effect immediately upon adoption.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on July 17, 2025.

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Dottie Blitzer  
Acting Municipal Clerk

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

**DATE: 07/17/2025**

**RESOLUTION# 25-184**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☐ Approved on  
Consent Agenda

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S  
FY26 MUNICIPAL AID PROGRAM**

**WHEREAS,** the New Jersey Department of Transportation has funds available for road projects through its FY26 Municipal Aid Program; and

**WHEREAS,** this application would provide funding for improvements along Cedar Drive and Oakwood Road in the Borough of Allendale; and

**NOW, THEREFORE, BE IT RESOLVED,** that the Mayor and Borough Council of the Borough of Allendale formally approve the grant application for the above-stated project.

**BE IT FURTHER RESOLVED,** that the Mayor, Borough Administrator, and Borough Clerk are hereby authorized to submit an electronic grant application identified as "MA-2026-Cedar Drive and Oakwood Road-00490" to the New Jersey Department of Transportation on behalf of the Borough of Allendale.

**BE IT FURTHER RESOLVED,** that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Allendale, and that their signature constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on July 17, 2025.

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Dottie Blitzer  
Acting Municipal Clerk

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

**DATE: 07/17/2025**

**RESOLUTION# 25-185**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☐ Approved on  
Consent Agenda

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

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

TITLE	EFFECTIVE DATE	NAME	RATE OF PAY
Sub-Guard	July 7, 2025	Brayden Cho	\$15.50 per hour
Sub-Gate	July 11, 2025	Sydney VanSlooten	\$14.75 per hour
Guard	July 14, 2025	Lexi Stout	\$15.50 per hour
Sub-Guard	July 16, 2025	Rylee Hulack	\$15.50 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 July 17, 2025.

\_\_\_\_\_  
Dottie Blitzer  
Acting Municipal Clerk

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

**DATE: 07/17/2025**

**RESOLUTION# 25-186**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☐ Approved on  
Consent Agenda

**AUTHORIZATION TO INCREASE BID THRESHOLD PURSUANT TO  
N.J.S.A. 40A:11-3(c) AND 18A:18A-3**

**WHEREAS**, effective July 1, 2025, the Governor has authorized an adjustment to the bid threshold for contracting units subject to the Local Public Contracts Law, which allows local contracting units with an appointed Qualified Purchasing Agent to increase their bid threshold to a maximum of \$53,000.00; and

**WHEREAS**, in accordance with N.J.S.A. 40A:11-3(c) and 18A:18A-3, a contracting unit is permitted to increase their bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, Joe Citro is a Qualified Purchasing Agent in accordance with N.J.A.C. 5:34-5 et. Seq.; and

**WHEREAS**, Joe Citro was appointed as the Qualified Purchasing Agent of the Borough of Allendale for the year 2025 via Resolution 25-49 on January 6, 2025.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Borough of Allendale, County of Bergen, State of New Jersey that it hereby increases its bid threshold to \$53,000.00; and

**BE IT FURTHER RESOLVED**, that in accordance with N.J.A.C. 5:34-5.4, the Acting Clerk is hereby authorized and directed to forward a certified copy of this resolution along with a copy of Joe Citro's certification to the Director of Local Government Services.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on July 17, 2025.

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Dottie Blitzer  
Acting Municipal Clerk



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

**DATE: 07/17/2025**

**RESOLUTION#25-187**

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 ONE – 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 \$12,750.00 will result from the items listed in Invoice 373A-2025; 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 One resulting in an increase of \$12,750.00, a 16.97% 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 One in the increased amount of \$12,750.00 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 July 17, 2025.

\_\_\_\_\_  
Dottie Blitzer  
Acting Municipal Clerk

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

**DATE: 07/17/2025**

**RESOLUTION# 25-188**

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

☐ Carried  
☐ Defeated  
☐ Tabled  
☐ Approved on  
Consent Agenda

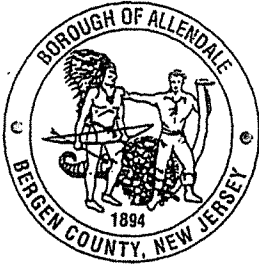
APPROVAL OF JULY 17, 2025 LIST OF BILLS

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 July 17, 2025, in the amounts of:

Bill List Numbers	July 17, 2025
Current Fund	\$ 3,844,182.94
Payroll Account	201,915.87
General Capital	86,138.63
Animal Fund	
Grant Fund	
COAH/Housing Trust	56,324.10
Improvement & Beautification	
Unemployment Fund	
Trust Fund	1,389.09
Water Operating	
Water Capital	
<b>Total</b>	<b>\$ 4,189,950.63</b>

I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on July 17, 2025.

\_\_\_\_\_  
Dottie Blitzer  
Acting Municipal Clerk



# THE BOROUGH OF ALLENDALE

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## N E W J E R S E Y

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500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401  
WWW.ALLENDALENJ.GOV

OFFICE OF TAX COLLECTOR  
OFFICE OF CHIEF FINANCIAL OFFICER

201-818-4400 EXT 205

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

Certified 7/17/24

Alison Altano  
Alison Altano  
Chief Financial Officer

## BILL LIST For JULY 17, 2025

<b>CURRENT FUND</b>	<b>\$</b>	<b>175.37</b>
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Transfer from Current to Claims - 6/30/2025

MacQuarie Equip Capital Inc. - Check# 16357	\$	175.37
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<b>PAYROLL ACCOUNT</b>	<b>\$</b>	<b>201,915.87</b>
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<u>Borough of Allendale Payroll Fund, Bank Transfer 6/25/2025</u>	<b>\$</b>	<b>201,915.87</b>
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Salaries and Wages	\$	185,532.71
FICA	\$	13,411.48
DCRP	\$	275.38
LIFE	\$	111.60
DISABILITY	\$	2,584.70

<b>TOTAL</b>	<b>\$</b>	<b>202,091.24</b>
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**Bill List Numbers****July 17, 2025**

Current Fund	\$	3,844,182.94
Payroll Account		201,915.87
General Capital		86,138.63
Animal Fund		
Grant Fund		
COAH/Housing Trust		56,324.10
Improvement & Beautification		
Unemployment Fund		
Trust Fund		1,389.09
Water Operating		
Water Capital		
<hr/>		
<b>Total</b>	<b>\$</b>	<b>4,189,950.63</b>

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

**DATE: 07/17/2025**

**RESOLUTION# 25-189**

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 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR  
THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY26 SAFE  
STREETS TO TRANSIT PROGRAM**

**WHEREAS**, the New Jersey Department of Transportation has funds available for pedestrian safety projects located within 1 mile radius of a transit station through its FY26 Safe Streets to Transit Program; and

**WHEREAS**, this application would provide funding for improvements to Allendale Station Transit Lots 2 and 3 in the Borough of Allendale; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Borough Council of the Borough of Allendale formally approve the grant application for the above-stated project.

**BE IT FURTHER RESOLVED**, that the Mayor, Borough Administrator, and Borough Clerk are hereby authorized to submit an electronic grant application identified as "SST-2026-Allendale Station Transit Lots: Ped-00055" to the New Jersey Department of Transportation on behalf of the Borough of Allendale.

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Allendale, and that their signature constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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I hereby certify the above to be a true copy of a Resolution adopted by the Governing Body of the Borough of Allendale on July 17, 2025.

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Dottie Blitzer  
Acting Municipal Clerk

**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Type of Improvement: 1**

**Infrastructure**

( ☒ ) Pedestrian Safety

**Purpose**

Primary project purpose is to enhance pedestrian safety (e.g. new sidewalks, new crosswalks, traffic calming, pedestrian overpass, intersection improvement, traffic signal optimization).

**Is the Project within 1 mile radius of the transit station, stop or terminal? ( ☒ ) Yes ( ) No**

**If NO, please apply for Pedestrian Safety under the Municipal Aid Program**

Safe Streets to Transit Application 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Project Information: Allendale Station Transit Lots: Pedestrian Access and Safety Improvements

**Project Title:**

**DO NOT** use generic names like “**Various Streets**”, “**Roadway Resurfacing Program**”, “**2026 Resurfacing program**” for project title. We encourage you to use more specific names like “Main St, First Ave, and Second St Improvements”.

Please refrain from typing project names in all capital letters.

Allendale Station Transit Lots: Pedestrian Access and Safety Improvements

**GIS Upload**

Please click on the link below to open the GIS mapping tool. Once the GIS mapping tool is opened, please use the drawing tool to show the new project limits. Once you have identified the project limits, please download the map from the GIS mapping tool and upload it in the GIS Map field below.

All projects locations must be entered into the GIS

**GIS Mapping tool:** <http://njdotlocalaidrc.com/mapmaker>

**GIS Map:** [https://njsage.intelligrants.com/\\_Upload/3287077\\_2423588\\_2-SST-2026-AllendaleStationTransitLots.pdf](https://njsage.intelligrants.com/_Upload/3287077_2423588_2-SST-2026-AllendaleStationTransitLots.pdf)

Once project limits are identified on the map, please enter the Project Location information in the fields below.

**There is a limit of 3 locations per application. Applications submitted with more than 3 locations may be ineligible for funding.**

	Location	From:	To:	Route Identifier	Milepost From	Milepost To	Project Distance
1.	Allendale Station Transit Lots	n/a	n/a	n/a	0	0	0



Safe Streets to Transit Application 2026

SST-2026-Allendale Station Transit Lots: Ped-00055

Project Information: Allendale Station Transit Lots: Pedestrian Access and Safety Improvements

2.  
3.

	Traffic Volume Current ADT	Truck Traffic Over 5 tons (%)	Commuter Bus Route (Yes/No)	Construction Cost
1.	1000	5	Yes ( ✓ ) No ( )	\$341,960.00
2.			Yes ( ) No ( )	
3.			Yes ( ) No ( )	

# SST-2026-Allendale Station Transit Lots



— Project Location		
○ Nearest SRI Mile Point		
#	MP	Standard Route ID
A-1	None	None
A-2	None	None
Total Length: 0.41 miles		



Philip D. Murphy, Governor  
Tahesha L. Way, Lieutenant Governor  
Francis K. O'Connor, Commissioner  
Kris Kolluri, President & CEO

TWO GATEWAY  
283-299 MARKET STREET  
NEWARK, NJ 07102-5310  
973-491-7000



June 27, 2025

RE: Support for the Borough of Allendale's FY2026 Application to the NJDOT Safe Streets to Transit Grant Program

To Whom It May Concern:

NJ TRANSIT is aware of and supports the Borough of Allendale's proposed improvements to transit Lots located in Allendale, NJ, which includes a portion of land under NJ TRANSIT ownership. The project, as described, involves pedestrian safety elements, and aims to enhance safety, access, and usability of this shared area.

NJ TRANSIT is in support of the Borough's submission of a grant application for this project and we support the effort to pursue funding for the proposed work.

If awarded, NJ TRANSIT will coordinate with the Borough to ensure all necessary agreements or permissions are in place prior to implementation.

Please feel free to contact me at (973) 491-8472 or [mpmurphy@njtransit.com](mailto:mpmurphy@njtransit.com) with any additional questions.

Sincerely,

Michael P. Murphy

Digitally signed by Michael P. Murphy  
DN: cn=Michael P. Murphy, o=NJ TRANSIT,  
ou=Finance, email=mpmurphy@verizon.net, c=US  
Date: 2025.06.27 09:26:23 -04'00'

Michael P. Murphy  
Deputy Chief, Real Estate

Cc: Gagandeep Singh, NJT  
Richmond Oppong, NJT  
Michael Ingegno, Greystone

**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Project Location**

**County to filter by:** Bergen County

**Municipalities:** Allendale Borough

**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Scope Of Work**

**Please provide description for Scope of Work:**

The Borough of Allendale is requesting funding through the FY2026 NJDOT Safe Streets to Transit Program in the amount of \$410,352.00 to implement critical safety and access enhancements at the Allendale Station Transit Lots. The project area includes property partially owned by NJ TRANSIT, which has issued a formal letter of support for the proposed work (attached within the project location document) and will coordinate with the Borough as needed for implementation approvals.

This project aims to improve pedestrian safety, accessibility, navigation, and overall transit usability within and around the commuter lots adjacent to the Allendale train station. These improvements are especially necessary due to current safety and security concerns related to undefined pedestrian paths, limited directional signage, and circulation challenges that contribute to user discomfort and navigation issues. The average weekday ridership of 248 passengers in 2024 underscores the importance of addressing both parking demands and pedestrian movement within this highly utilized area.

The proposed improvements will enhance the safety and connectivity of the Allendale station with the downtown area, support multimodal access, and stimulate local economic activity by making the station area more pedestrian- and business-friendly. They also reflect Allendale's adopted Complete Streets policy, which commits the Borough to designing transportation improvements that accommodate all users—pedestrians, cyclists, transit riders, and motorists alike.

This phase of pedestrian infrastructure enhancement includes a range of interconnected improvements designed to strengthen circulation, safety, and accessibility throughout the transit lots. A new 380-square-yard, 4-inch-thick concrete sidewalk will be constructed along the eastern edge of the lots, creating a vital pedestrian connection between the station and downtown Allendale. This continuous walkway will provide a safer and more inviting corridor for commuters and shoppers. To reinforce pavement edges and define circulation space, the project also includes the installation of 100 linear feet of 9-inch by 18-inch concrete vertical curb and three new curb pieces.

To address drainage and environmental compliance, three inlets will be retrofitted with new manufactured treatment devices (MTDs), and a complete stormwater management system will be added. Navigation and pedestrian safety will be further supported through the installation of new directional and safety signage, particularly near access points to the Hoboken Line and key pedestrian crossings. Approximately 4,000 linear feet of new 4-inch traffic marking lines will be applied to clearly delineate pedestrian routes, supported by the use of colored pavement treatments that provide visual cues, calm traffic, and guide pedestrian flow across the lots.

The project also includes resurfacing 7,400 square yards of existing asphalt (milled to a depth of 3 inches or less) and applying 885 tons of 2-inch HMA 9.5M64 surface course to improve rideability and surface condition. Two new, clearly marked pedestrian paths will be developed to guide users safely through the site. These will be seamlessly integrated with the sidewalk and colorized pavement to promote intuitive movement and

**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Scope Of Work**

wayfinding clarity. Construction signage, breakaway barricades, traffic cones, and other traffic control devices will be deployed to ensure safety during all work phases, with on-site flaggers and traffic directors maintaining order and access throughout the construction period.

The proposed elements collectively enhance ambient visibility and improve navigation across the site. High-contrast markings, colorized pavement, and upgraded signage will work in concert to increase user awareness, promote safer pedestrian circulation, and improve the perception of safety, particularly during low-light hours.

Bid documents will be prepared and available within six months following notification of grant approval. This project aligns with Allendale's broader efforts to improve pedestrian safety, implement its Complete Streets vision, promote transit-oriented development, and upgrade critical infrastructure in collaboration with NJ TRANSIT, ultimately making the transit experience safer, clearer, and more comfortable for all users.

**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Scope Of Work**

Scope of Work cont'd

You may include photos with your application by uploading the file here .

[https://njsage.intelligrants.com/\\_Upload/3287365\\_2423447-NJDOTFY2026SSTPhotoLog-CommuterLot.pdf](https://njsage.intelligrants.com/_Upload/3287365_2423447-NJDOTFY2026SSTPhotoLog-CommuterLot.pdf)

Does this project include a traffic signal? ☐ Yes ☒ No

If **Yes**, Please attach authorization to design or install if available.

Will the project meet AASHTO standards? ☒ Yes ☐ No

If **No**, list Design Exceptions below





**Photo 1** – Project limit at West Allendale Avenue intersection  
(Looking Northeast along Cedar Drive)





**Photo 2** – Existing lot conditions  
(Looking Southwest)





**Photo 3 – Project limit at Northwestern corner of lot**  
(Looking Northwest at accessible parking stalls and connection pathway to transit station)



**Photo 4** – Existing lot conditions  
(Looking South)





**Photo 5** – Existing lot conditions  
(Looking East towards access driveway)



**Photo 6** – Existing lot conditions  
(Looking South)





**Photo 7** – Project limit at Southern end of lot  
(Looking South)





**Photo 8** – Existing lot conditions  
(Looking Northeast at access driveway)



**Exhibit 1** – Project Extents



**Grant Application for State Aid to  
Counties and Municipalities  
Safe Streets to Transit 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055  
Pedestrian\_Safety**

**Safe Streets to Transit Data Sheet**

- ☐ New Sidewalk
- ☒ Pedestrian Walkway
- ☐ Pedestrian Overpass
- ☐ Pedestrian Underpass
- ☐ Pedestrian Bridge
- ☐ Crosswalk
- ☐ Sidewalk Replacement
- ☐ Traffic Signal
- ☐ Signage
- ☐ Warning Devices
- ☐ Traffic Calming
- ☐ Intersection Improvement
- ☐ Lighting

Is the proposed pedestrian project located within 0.5 mile radius of transit station, bus stop, or ferry terminal? ☒ Yes ☐ No

Does the project improve hazardous conditions and/or remove barriers for pedestrians at street crossings on the pedestrian route to the transit node? ☒ Yes ☐ No

Does the project improve overall safety along existing pedestrian walkway or path to the transit node? ☒ Yes ☐ No

Does the project improve pedestrian access and network connectivity by:  
    Providing a pedestrian route where there is none? ☒ Yes ☐ No  
    Adding missing segments of walkways? ☒ Yes ☐ No

Is the transit stop part of a walking route to a public or private school located within the one (1) mile radius? (If so, show on location map on Scope of Work page) ☐ Yes ☒ No

Have there been any reported incidents *involving pedestrians* within the project limits within the last three years? ☐ Yes ☒ No  
    If yes, please attach police report(s) here:

Is the project incorporated in a State, county or municipal transportation plan or in a county or municipal master plan? ☒ Yes ☐ No  
    If so, please attach a copy of the relevant page(s) and document title page:  
    [https://njsage.intelligrants.com/\\_Upload/3287392\\_2423409-AllendaleMasterPlanPedSafety.pdf](https://njsage.intelligrants.com/_Upload/3287392_2423409-AllendaleMasterPlanPedSafety.pdf)

Is the applicant providing matching funds and/or drawing upon other funding sources for this project? ☐ Yes ☒ No  
(Please indicate amount on Total Estimated Cost of Improvement page within the

**Grant Application for State Aid to  
Counties and Municipalities  
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Pedestrian\_Safety**

**Safe Streets to Transit Data Sheet**

Detailed Construction Cost Estimate)

Has the sponsor undertaken other safety improvements utilizing their own resources to which this project is linked? ( ) Yes ( ✓ ) No  
(if so, please indicate specific projects in scope of work section)

Has the applicant adopted a Complete Streets policy or resolution? ( ✓ ) Yes ( ) No  
Does the project include any of the FHWA Proven Safety Countermeasures Improvements below? ( ✓ ) Yes ( ) No

<https://highways.dot.gov/safety/proven-safety-countermeasures>

If so, please check all applicable.

**Speed Management**

**Pedestrian/Bicyclist**

Crosswalk Visibility Enhancements  
Medians and Pedestrian Refuge Islands in Urban and Suburban Areas  
Walkways

**Roadway Departure**

**Crosscutting**

**Intersections**

If yes to the previous question, provide a narrative describing the proposed improvement and why it was chosen for this application.

The proposed improvements at the Allendale Station Transit Lots integrate several FHWA Proven Safety Countermeasures to reduce pedestrian risk, increase visibility, and promote safe, equitable access to transit.

The existing conditions at the site pose real risks. Unmarked pedestrian routes and a lack of clear signage create an environment where many users feel unsafe. This concern is well-documented: research consistently shows that transit areas that are difficult to navigate discourage public use due to safety concerns. Two such findings include a 2018 UCLA Institute of Transportation Studies study that determined fear of personal harm is a significant barrier to transit use, while a 2021 global survey found that more than half of respondents changed their travel habits due to perceived risk in these environments (International Association of Public Transport, 2021). These safety concerns are not just perceptual and are especially prevalent among those who feel most vulnerable when walking alone, including older adults and women. Additionally, while no pedestrian-involved crashes have been reported in the project area within the past three years, crash data from the NJ Division of Highway Traffic Safety shows a history of pedestrian

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**Safe Streets to Transit Data Sheet**

incidents in this location, including multiple crashes concentrated near the Allendale Station Transit Lots and West Allendale Avenue. These historical incidents underscore persistent circulation and safety concerns and demonstrate the need for proactive infrastructure improvements to prevent future injuries.

The proposed improvements respond directly to these and other risks through a combination of targeted infrastructure upgrades.

**Crosswalk Visibility Enhancements**

Approximately 4,000 linear feet of new 4-inch traffic marking lines and the use of colored pavement treatments will visibly delineate pedestrian routes throughout the transit lots. These markings will create strong visual contrast that helps drivers and pedestrians anticipate movements, reinforcing right-of-way expectations and reducing conflict points. Colored pavement will also enhance visibility and awareness at crossings, especially in shared-use areas where cars and pedestrians interact frequently.

**Walkways**

The construction of 380 square yards of 4-inch thick concrete sidewalk along the eastern edge of the transit lot will establish a defined and continuous pedestrian corridor that links the Allendale Station to the downtown business district. This eliminates the need for pedestrians to walk in unmarked drive aisles or undefined, indirect paths. It also provides a clear, accessible route that enhances user safety and confidence, and may increase foot traffic and spending in the downtown area.

**Medians and Pedestrian Refuge Islands in Urban and Suburban Areas**

Two clearly defined pedestrian routes across the transit lots will be developed. Reinforced by new concrete curbing, vertical separation, and contrasting pavement surfaces that together create both physical and psychological separation from vehicle traffic, these features serve a similar function to pedestrian refuges by organizing movement and reducing exposure to traffic across wide drive lanes.

In addition to these key safety enhancements, the project also includes retrofitting three inlets with new MTDs, installation of three new curb pieces, one full stormwater management system, new directional and safety signage, resurfacing of 7,400 square yards of asphalt with 885 tons of HMA surface course, and provision of temporary traffic control elements including signage, flaggers, barricades, drums, and cones. Together, these elements strengthen the site's safety profile, enhance navigation, support long-term usability, and help ensure that all users feel secure navigating the transit area.

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These improvements are not only consistent with FHWA safety countermeasure priorities but also aligned with NJ TRANSIT's commitment to improving access and safety at multimodal hubs. NJ TRANSIT has provided a formal letter of support for the project and will coordinate with the Borough to ensure necessary implementation approvals are in place.

Collectively, this project transforms the Allendale Station Transit Lots into a safer, more inclusive, and more navigable space that encourages increased ridership, supports local economic activity, and reinforces public trust in transit accessibility and safety.



**PERIODIC REEXAMINATION REPORT  
OF THE MASTER PLAN  
BOROUGH OF ALLENDALE, NEW JERSEY**

**Adopted  
February 17, 2011**

- 4) Establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);
- 5) Participating in and supporting the rehabilitation of substandard housing units; and
- 6) Establishing a fee upon new development that is to be used to fund affordable housing activities.

**c.) To maintain and enhance the viability of the central business district by:**

- 1) Encouraging an appropriate mix of land uses that will compliment one another and will meet the retail service needs of the borough;
- 2) Promoting a desirable visual environment and preserving the small-town atmosphere in the business districts through appropriate use, bulk intensity of use and design standards, and through streetscape improvements;
- 3) Providing or requiring the provision of sufficient numbers of parking and loading spaces in the appropriate locations to serve the needs of the general public as well as the needs of patrons and employees; and
- 4) Promoting a desirable pedestrian environment in the downtown business district.

**d.) To provide for office, industrial and related land uses in the borough by:**

- 1) establishing zone districts in appropriate locations that permit such uses; and
- 2) creating reasonable use, lot, bulk, intensity of use and performance standards that recognize the characteristics of such uses.

**e.) To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.**

**f.) To provide adequate municipal open space for a variety of active and passive recreational uses by:**

- 1) maintaining the amount of open space available to the borough residents and when possible and appropriate, by increasing such open space; and
- 2) promoting improvements that encourage the use of and improve public access to open space areas.

**g.) To minimize traffic congestion through:**

- 1) intersection improvements;

- b. **Reduction in Young Adult Population.** The historic trend identified in the 2000 Census noted that the age cohort of 15 to 34 year old population declined in the borough. It is anticipated that this trend continued into the succeeding decade supporting the aging trend of the population as noted above.
  - c. **Means of Transportation.** The means of transportation revealed that 70 percent of the population of Allendale commuted by automobile. While this is a typical feature of the suburban character the community, the borough will benefit from improving access to mass transit opportunities. Improvements to railway connections to the metropolitan area and New York City by the benefits of the Secaucus Transfer Station are anticipated to improve ridership and encourage greater use of rail services.
4. **Development Regulation Review:** It is recommended the Borough to re-evaluate key development regulations to assess if they represent contemporary standards and if they are consistent with state regulations. Criteria such as permitted uses in non-residential zones and parking standards represent examples of standards that require re-evaluation to see if these standards are up to date.
5. **State Plan Cross Acceptance:** The borough will be required, in the near future, to participate in the Cross-Acceptance process of the state plan to determine the consistency of the Master Plan and zoning ordinance with the State Plan. This effort will be undertaken over the next year or two through the Bergen County Department of Planning. With the borough entirely in a Planning Area 1 designation, it seems unlikely significant changes will be required.
6. **Alternative Modes of Access:** In consideration of the increasing cost of gasoline and diesel fuel and efforts to promote sustainability in land use, consideration should be made to accommodate and encouraging alternative modes of transportation. Accommodations for bicycles and pedestrian are particularly well suited to Allendale. The borough's neighborhoods are interconnected by a network of streets while the mass transit opportunities are conducive to bicycle and pedestrian connections. In addition, improvements to pedestrian access should be implemented to borough features such as municipal facilities, open space and recreation amenities and the central business district of the C-1 and C-2 zones.

A comprehensive study of bicycle and pedestrian routes should be undertaken to establish a network of roadways and pathways to form linkages between neighborhoods and points of mass transit and points of employment. The routes, when established, are recommended to be integrated into a circulation element of the master plan thereby creating a guideline document for phased improvements to achieve this objective. The following is a preliminary list of key locations of the borough which if linked provide a network of bikeways and pedestrian routes:

- a) Central Business District
- b) Train station
- c) Bus stops

Should the borough determine that an analysis to consider making pre-existing non-conforming uses is warranted; the analysis should incorporate appropriate standards and anticipate the potential impacts that another such facility may have on the residential zone plan and adjacent roadways. Should the impacts be deemed substantial and an alternate zone designation not feasible, the use should not be added to the zone.

**b. To promote a range in housing types and densities and to comply with the provisions of the Fair housing Act.**

The 2005 Master plan set forth goals and objective to provide the range of housing types required under the Fair Housing Act. Since this time, the borough has prepared a new Housing Element and Fair Share Plan dated December 29, 2008 that was submitted to the Council on Affordable Housing (COAH), for a Petition of 3<sup>rd</sup> Round Substantive Certification. This certification review underwent mediation and has subsequently been revised. COAH has certified the revised housing plan on October 14, 2009. The borough has since sought to amend its certified housing element and fair share plan and approved spending plan. The amendment included the expansion of the Crescent Commons project to include the adjacent lot (Block 904, Lot 14) and revise the unit mix on site. Reference should be made to this latest revised element adopted April 15, 2010 (as amended) for further details.

**c. To maintain and enhance the viability of the central business district (CBD).**

The 2005 Master Plan noted that the C-1 and the C-2 zones comprised the CBD and did not recommend significant changes although certain policies and standards were proposed. The following is noted regarding these policies and standards:

- 1) No further expansion of the CBD district beyond the current zoning set forth in the plan. It is determined that commercial development of any kind should not be expanded on West Crescent Avenue or Franklin Turnpike. The limitation on this expansion has been maintained and limiting the expansion of the C-1 and the C-2 zones as outlined as a district on the exhibit in the appendix of this document is a repeated recommendation in this master plan analysis. The 2005 Master Plan recommendations are noted in the appendix of this document table summarizing the current zoning and changes offered in bold for future consideration.
- 2) To promote the continued vitality of the CBD, the Master Plan maintained that retail sales, small office and personal services should be the primary uses of the district on the first floor with residential uses limited to the second floor. Wholesale sales (without showrooms) and/or service uses and incompatible residential uses should not be permitted in the CBD. This continues as a recommendation for this district.
- 3) The 2005 Master Plan recommended a building size for the CBD district noting that buildings should be small to medium scaled implying that a 1-story building height is desired. This recommendation is further clarified as to maintain the existing 2 story maximum and 28 foot building height which is deemed a building scale that promotes the pedestrian oriented business district environment.



and residential zones;

- 5) establishing and maintaining buffer requirements between more intensive uses and one and two-family uses and zones; and
- 6) maintaining the residential street width in order to discourage through traffic in residential neighborhoods.

**b) To promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act through:**

- 1) Establishing various residential zone districts that permit a variety of housing types and densities;
- 2) Establishing various zone districts that require the provision of affordable housing units on-site and /or payment used to fund affordable housing activities in other locations;
- 3) Establishing various zone districts for age-restricted housing and by supporting and promoting the establishment of age restricted housing developments designed to address the unique needs of senior citizens;
- 4) Establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);
- 5) Participating in and supporting the rehabilitation of substandard housing units; and
- 6) Establishing a fee upon new development that is to be used to fund affordable housing activities.

**c) To maintain and enhance the viability of the central business district by:**

- 1) Encouraging an appropriate mix of land uses that will compliment one another and will meet the retail service needs of the borough;
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- 1) establishing and maintaining zone districts in appropriate locations that permit such uses; and

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**Total Estimated Cost of Improvement**

Construction Cost:	\$341,960.00
Please attach a Detailed Construction Cost Estimate (Word, Excel, or PDF format please) <a href="https://njsage.intelligrants.com/_Upload/3287522_2423374_1-NJDOTFY2026SSTEST-CommuterLot.pdf">https://njsage.intelligrants.com/_Upload/3287522_2423374_1-NJDOTFY2026SSTEST-CommuterLot.pdf</a>	
Design Engineering: (Eligible for up to 5% of Grant Amount)	\$17,098.00
Right-of-Way: (List only if eligible for Urban Aid or as a Depressed Rural Center)	\$0
Construction Inspection and Material Testing if requesting: (15% of the final allowable construction cost maximum)	\$51,294.00
<b>Total Estimated Cost:</b>	<b>\$410,352.00</b>
<b>Total Requested Amount</b>	<b>\$410,352.00</b>

**ENGINEER'S ESTIMATE**

VCEA PRO # ALN-1003.001

**NJDOT FY 2026 SAFE STREETS TO TRANSIT PROGRAM  
Allendale Station Transit Lots**

DATE: 06/27/2025

**BOROUGH OF ALLENDALE, BERGEN COUNTY**

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ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	BREAKAWAY BARRICADE	UNIT	2	\$ 250.00	\$ 500.00
2	DRUM	UNIT	20	\$ 50.00	\$ 1,000.00
3	TRAFFIC CONE	UNIT	50	\$ 10.00	\$ 500.00
4	CONSTRUCTION SIGN	SF	200	\$ 20.00	\$ 4,000.00
5	TRAFFIC DIRECTOR, FLAGGER	MAN-HOURS	32	\$ 80.00	\$ 2,560.00
6	HMA MILLING, 3" OR LESS	SY	7,400	\$ 4.00	\$ 29,600.00
7	HMA 9.5M64 SURFACE COURSE, 2"	TONS	885	\$ 100.00	\$ 88,500.00
8	RETROFIT EXISTING INLET WITH MTD	UNIT	3	\$ 4,500.00	\$ 13,500.00
9	STORMWATER MANAGEMENT SYSTEM	UNIT	1	\$ 120,000.00	\$ 120,000.00
10	CURB PIECE	UNIT	3	\$ 600.00	\$ 1,800.00
11	9" X 18" CONCRETE VERTICAL CURB	LF	100	\$ 40.00	\$ 4,000.00
12	CONCRETE SIDEWALK, 4" THICK	SY	380	\$ 150.00	\$ 57,000.00
13	TRAFFIC MARKING LINES, 4"	LF	4,000	\$ 2.00	\$ 8,000.00
14	SIGNS	SF	80	\$ 75.00	\$ 6,000.00
15	FUEL PRICE ADJUSTMENT	LS	1	\$ 2,000.00	\$ 2,000.00
16	ASPHALT PRICE ADJUSTMENT	LS	1	\$ 3,000.00	\$ 3,000.00
<b>ESTIMATED CONSTRUCTION COSTS</b>					<b>\$ 341,960.00</b>
<b>ESTIMATED DESIGN COSTS (5%)</b>					<b>\$ 17,098.00</b>
<b>ESTIMATED INSPECTION &amp; MATERIAL TESTING (15%)</b>					<b>\$ 51,294.00</b>
<b>ESTIMATED PROJECT COSTS</b>					<b>\$ 410,352.00</b>

Prepared By: Michael G. Vreeland

Signature: 

Title: Borough Engineer

**Grant Application for State Aid to  
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Pedestrian\_Safety**

**Local Aid, Legislative and Congressional Districts**

Legislative Districts: 39

Local Aid Districts: District 2 - Newark, Trenton - Main Office

Congressional Districts: 5

Safe Streets to Transit Application 2026  
SST-2026-Allendale Station Transit Lots: Ped-00055

Applicant Information

**Name of Grantee:** Allendale Borough

**Organization Address**

Allendale Borough  
500 West Crescent Avenue  
Allendale, NJ 07401-1726  
Phone: (201) 818-4400

**Email Address:**

**Federal Tax Identification Number:** 226001639  
**Vendor Number:** 226001639-00  
**Vendor Unit:** ALLENDALE BORO  
**Vendor Unit Address** 500 WEST CRESCENT AVE  
ALLENDALE, NJ 07401

**Application Initiation Date:** 06/25/2025

**Municipality applicants should update Mayor, Clerk and Municipal Engineer Information. County applicants should update County Executive/County Commissioner, Clerk and County Engineer information.**

**Mayor Information**

**Update information here:**

First Name: Amy  
Last Name: Wilczynski  
County: Bergen  
Municipality: Allendale Borough  
Address 1: 500 W Crescent Ave  
Address 2:  
City: Allendale Borough  
State: NJ  
Zip: 07401  
Phone: 201-819-7727  
E-Mail: amywilczynski@allendalenj.gov

Safe Streets to Transit Application 2026  
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Applicant Information

**Clerk Information**

**Update information here:**

First Name: Linda  
Last Name: Cervino  
County:  
Municipality: Allendale Borough  
Address 1: 500 W Crescent Ave  
Address 2:  
City: Allendale Borough  
State: NJ  
Zip: 07401  
Phone: 201-818-4400 x216  
E-Mail: LindaCervino@allendalenj.gov

**Municipal Engineer**

**Update information here:**

First Name: Michael  
Last Name: Vreeland  
County: Bergen  
Municipality: Allendale Borough  
Address 1: 500 W Crescent Ave  
Address 2:  
City: Allendale Borough  
State: NJ  
Zip: 07401  
Phone: 862-284-1100 x2110  
E-Mail: mvreeland@vancleefengineering.com

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**Signature Page**

Title of presiding officer who will be signing this application/agreement:  
Mayor

You will need to submit your Resolution/Agreement using **PMRS**. Once you submit the application, Project will be created in **PMRS** the next business day. The Engineer listed on this application will be assigned to LPA Project Manager role and will have the project in their court to start the Resolution and Agreement Execution Process (**LAAE**). Next Agreement Execution Process (**LAAE**) will go to the Presiding Officer and then to the Clerk to capture the electronic signatures. Please complete the resolution submission within **30 days** of your application submission in **PMRS**.