

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

PRESENT: Mayor Elizabeth White and Councilmembers Ari Bernstein, Liz Homan, Edward O’Connell, Steve Sasso, Jim Strauch and Amy Wilczynski

ABSENT: None

ALSO PRESENT: Borough Attorney Thomas Bouregy  
Municipal Clerk Anne Dodd

A 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, NJ on April 26, 2018. The meeting was called to order at 8:16 p.m. by Mayor White who asked that 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, published in the Record within the first 10 days of the New Year, and copies are sent to the Ridgewood News and Star Ledger.”

The Mayor led those present in a salute to the flag.

Mayor White advised that one of the items on tonight’s agenda is a resolution to authorize the Land Use Board to undertake a preliminary investigation for potential redevelopment of two properties in the D-1 Zone. She thanked Mr. Ferraioli as this resolution came about as a result of his recommendation to retain the services of Bob Benecke who she commented has amazing knowledge and background in this area.

Mr. Ferraioli stated that he is happy that the effort is being made to investigate a PILOT as a substantial amount of revenue could be delivered to the town.

**Approval of Minutes:**

Motion by Councilman O’Connell, second by Councilman Strauch, that the Minutes of April 12, 2018 Work Session and April 12, 2018 Regular Session are approved.

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	abstain	Councilman Strauch:	aye
Councilman O’Connell:	aye	Councilwoman Wilczynski:	aye

**Public Comment**

No one came forward.

**Introduction of Ordinances**

Mayor White explained that this ordinance prohibits the ground feeding of wildlife on private property. She noted that there have been a lot of deer and bears spotted in the area and the Public

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

Safety team has advised that this feeding is one of the biggest contributors in attracting these animals to this area.

Councilman Bernstein inquired how information on this ordinance will be disseminated.

Mayor White advised that information will be placed on social media as well as the Borough website. The Marsh Warden will also distribute flyers to homes near to the Celery Farm. She suggested that the Borough Clerk also submit information on newly adopted ordinances for inclusion in the Borough newsletter.

Motion by Councilman Strauch that the following ordinance be introduced and passed on first reading and setting May 10, 2018 at 8:00 p.m. or as soon thereafter as the 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 Sasso.

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

ORDINANCE 18-12 – AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, ANIMALS, CHAPTER 93

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	aye	Councilman Strauch:	aye
Councilman O’Connell:	aye	Councilwoman Wilczynski:	aye

(See Ordinance 18-12, attached and made a part hereof.)

**Resolutions**

**2018 Municipal Budget**

**18-115/Read Budget by Title Only**

Motion by Councilman Bernstein, second by Councilwoman Wilczynski, that Resolution #18-115 be approved.

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	aye	Councilman Strauch:	aye
Councilman O’Connell:	aye	Councilwoman Wilczynski:	aye

**Resolution 18-115**

Municipal Budget to be Read by Title Only

**Whereas**, the Budget, as advertised, shall be read in full, or it may be read by title, if the following conditions have been met:

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

1. At least one week prior to the date of the hearing, a complete copy of the approved budget shall be made available to each person requesting the same, and
2. The governing body shall, by resolution passed by not less than a majority of the full membership, determine that the budget shall be read by title only.

**Now, Therefore Be It Resolved** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the aforementioned conditions have been met, and the 2018 Municipal Budget may be read by title only.

**Public Comments on Adoption of 2018 Local Municipal Budget**

No one came forward.

**18-116/Adopt 2018 Local Municipal Budget**

Motion by Councilman Bernstein, second by Councilwoman Wilczynski, that Resolution #18-116 be approved.

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	aye	Councilman Strauch:	aye
Councilman O'Connell:	aye	Councilwoman Wilczynski:	aye

**Resolution 18-116**

Resolution to Adopt the 2018 Municipal Budget

**Be It Resolved** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$13,694,174 for Municipal Purposes, \$84,501 for Open Space Trust Fund Levy and \$586,893 for Minimum Library Levy.

**18-117/Authorize Allendale Land Use Board to Undertake Preliminary Investigation – Potential Redevelopment of Two Properties in D-1 Industrial Zone**

Mayor White provided an update on the status of the properties located at 220 and 230 West Crescent Avenue. She explained that these properties were purchased to address the Borough's low and moderate housing obligations and to provide for certain additional municipal facilities, including the possible relocation of Borough Hall. A Vision Committee was established to assist the governing body in determining the best course of action with respect to these properties. Due to the very favorable real estate market, it has been determined that the best course of action is to sell 230 W. Crescent Avenue for development consistent with existing zoning which should defray a considerable portion of the costs for both properties. Mayor White noted that the Borough will still be able to meet its obligatory low- and moderate-income housing component, provide for additional housing units for members of the community, construct a new Borough Hall together with ancillary municipal facilities which may include a senior citizen area, and expand the existing library into the

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

space currently occupied by the Borough. In addition to meeting the Borough's current low- and moderate-income housing needs through the construction of four (4) units at 220 West Crescent Avenue, the construction of thirteen (13) senior rental units and three (3) first responder units are anticipated, providing for a total of twenty (20) housing units on site.

With respect to anticipated timelines, Mayor White advised that the Borough is currently working with a redevelopment financial consultant to maximize the Borough's fiscal efficiencies moving forward, noting that the Borough Auditor was instrumental in having the governing body work with Bob Benecke of Benecke Economics. A resolution will be acted upon this evening to undertake a preliminary investigation into the redevelopment proposal which is a statutorily mandated referral. It is anticipated that the Land Use Board will consider adoption of a resolution at its June 20, 2018 meeting indicating that the proposal satisfies the criteria set forth in the redevelopment statute, and on June 28, 2018, the Mayor and Council will adopt a resolution to accept the resolution of the Land Use Board. If adopted, this resolution will then be sent to the NJ Department of Community Affairs. On June 28, 2018, the governing body will also formally introduce, by ordinance, the redevelopment plan as well as adopt a resolution providing for a solicitation of interest ("SOI") by potential developers of the 230 West Crescent Avenue site. The Borough will receive the SOIs during the following thirty-day period, and if a proposal consistent with existing zoning and having favorable economic terms has been received, the Borough will be in a position to approve the same at its July 26, 2018 meeting. Should a developer propose a potentially favorable project which does not comply with existing zoning, that proposal, together with any required zoning changes, would have to be referred back to the Land Use Board for consideration.

Mayor White expressed that the governing body is very excited by the opportunities that are now before it and will provide further updates to the community as they move through this process.

Councilman Bernstein commended Mayor White as this process involved a lot of meetings. He noted that she opened participation on the Vision Committee to anyone who was interested irrespective of party affiliation. He expressed his opinion that the Borough is in a very good position as the process outlined is very forward thinking and has Allendale's best interest at heart.

Councilwoman Homan echoed Councilman Bernstein's comments and noted that it is a huge opportunity for Allendale to have so many options to consider moving forward.

Motion by Councilman Bernstein, second by Councilwoman Homan, that Resolution #18-117 be approved.

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	aye	Councilman Strauch:	aye
Councilman O'Connell:	aye	Councilwoman Wilczynski:	aye

**Resolution 18-117**

Resolution Authorizing and Directing the Allendale Land Use Board to Undertake a Preliminary Investigation of two Properties in the D-1 Industrial Zone for Potential Redevelopment

WHEREAS, in 2011 the Borough of Allendale ("Borough") updated its master plan

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

and in the 2011 Master Plan Periodic Examination report it was indicated that the Borough should “promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act 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” AND, further, the 2011 Master Plan Periodic Examination report indicated as an additional objective to provide tax rate sustainability-“(t)o promote a balanced tax base in the Borough by: 1) establishing zone districts that permit an appropriate mix of residential and non-residential land uses; 2) promoting the efficient use and development of land; 3) designing transportation improvements and routes that minimize public expenditures; and 4) preserving and enhancing open space and natural features in the Borough”; and, further, the 2017 Master Plan Periodic Examination report indicates “(a)djustments to the current D-1 zone permitted uses are recommended to refine the list of current uses to represent contemporary needs and to include uses such as; warehouse, self-storage facilities and permitting limited outdoor storage where deemed appropriate and subject to specific limiting factors. These adjustments are being recommended to update and promote the continued evolution of this zone district where suitable to serve the community. Such adjustments should be balanced with the need to safeguard the adjacent residential neighborhoods and traffic safety considerations though appropriate controls as deemed necessary”; and

WHEREAS, through the adoption of Ordinance 17-01 acquired the property, situated at Block 1005, Lots 3 and 20 so as to achieve the aforesaid objectives and to repurpose properties to benefit the public, through efforts to help achieve compliance with its affordable housing obligations and to enhance public space and the tax base implement development and redevelopment projects that will reduce the property tax burden of Allendale taxpayers and economically sustain Allendale; and

WHEREAS, the administration of the Borough of Allendale is commencing a redevelopment study to determine if the properties located along West Crescent Avenue area, specifically, Block 1005, Lot 3 and Lot 20 (220 and 230 W. Crescent Road), qualify as an area in need of redevelopment (“ANR”) to achieve certain objectives, including: 1- enhance the Borough’s residential housing stock especially for the Borough’s senior citizen population, 2-improve property values; 3-increase opportunities for public spaces; 4-reconfigure faulty arrangement and design of parcels; and, 5-increase the Borough's tax base; and

WHEREAS, Article VIII, Section III of the Constitution of the State of New Jersey establishes that the clearance, planning, development, or redevelopment of certain areas of the State of New Jersey is a viable public purpose; and

WHEREAS, the Legislature of the State of New Jersey has adopted a comprehensive set of laws, the centerpiece of which is the Local Redevelopment and Housing Law (N.J.

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

S.A. 40A:12A-1 et seq.), allowing for the substantial improvement to, and turnaround of, underutilized, unused, and deteriorated properties through the careful design, writing and implementation of local redevelopment plans; and

WHEREAS, it appears that within the general area of what is commonly referred to as the West Crescent industrial area of the Borough, there exists property (land), buildings or other improvements which, by reason of faulty arrangement of design, deleterious land use, obsolescence or obsolete layout or other factors, are not performing to the best possible use and used for a public purpose such as affordable housing and may be detrimental to the safety, health, morals or welfare of the residents of the Borough of Allendale and such properties shall specifically be studied by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Allendale, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-1 et seq., that the Allendale Land Use Board is hereby authorized and directed to undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether certain properties in the Allendale D-1 industrial zone, and as identified in the following Figure 1, and as depicted on the official tax map of the Borough of Allendale is a non-condemnation redevelopment area in accordance with the criteria of N.J.S.A. 40A:12A-5.

Figure 1.

The Borough of Allendale, New Jersey	
Identification of Potential Stuyvesant Avenue ANR-Parcels to be Investigated-NOT Subject to Condemnation.	
Block-Lot	Property Location
1005, 3	230 W. Crescent Avenue
20	220 W. Crescent Avenue

BE IT FURTHER RESOLVED that the Allendale Land Use Board shall conduct a public hearing at the appropriate time respecting the proposed redevelopment area and after public notice is given in accordance with N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that after completing its public hearing(s) and deliberations, the Allendale Land Use Board shall submit a recommendation to the Borough Council as to whether the delineated area, or any part thereof, be or not be determined to be a redevelopment area for non-condemnation purposes.

**Consent Agenda**

As agenda review was not conducted, Mayor White noted that three paving projects are being awarded through the Engineering Department, Donnybrook Drive through a NJ DOT grant, the 2018 Resurfacing Program, and the Firehouse Parking Lot.

- A. **18-118**/Approval of Bill List
- B. **18-119**/Award Contract – American Asphalt & Milling Service LLC – Donnybrook Drive Resurfacing (Phase1)
- C. **18-120**/Recommend Contract Award to NJ DOT – American Asphalt & Milling Service LLC – Donnybrook Drive Resurfacing (Phase1)

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

- D. **18-121**/Authorize Refund – Water Overpayment – Wachovia Bank
- E. **18-122**/Approve Tax Appeal Settlement - Allendale Shopping Plaza % Azarian Building v. Allendale
- F. **18-123**/Approve Tax Appeal Settlement – Danielle Gawrysiak v. Borough of Allendale
- G. **18-124**/Award Contract – DLS Contracting, Inc. – Resurfacing Program (2018)
- H. **18-125**/Authorize Refunds – Overpayment of 2017/2018 Taxes – Various Properties
- I. **18-126**/Authorize Continued Participation – National Joint Powers Alliance Cooperative Pricing System
- J. **18-127**/Award Contract – American Asphalt & Milling Service, LLC – Firehouse Parking Lot Resurfacing
- K. **18-128**/Establish Fees – 2018 Crestwood Lake Season

Motion by Councilman Strauch, second by Councilwoman Wilczynski, that the Consent Agenda be approved.

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

Councilman Bernstein:	aye	Councilman Sasso:	aye
Councilwoman Homan:	aye	Councilman Strauch:	aye
Councilman O’Connell:	aye	Councilwoman Wilczynski:	aye

All members present voting in favor, the Consent Agenda was approved.

**Resolution 18-118**

**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 April 26, 2018 in the amounts of:

Current Fund	\$1,429,279.21
Payroll Account	\$243,088.39
General Capital	\$1,900.15
Animal Fund	\$26.40
Grant Fund	\$0.00
COAH/Housing Trust	\$3,777.22
Improvement & Beautification	\$1,500.00
Unemployment Fund	\$0.00
Trust Fund	\$9,370.99
Water Operating	\$100,968.86
Water Capital	\$0.00
<b>Total</b>	<b>\$1,789,911.22</b>

**Resolution 18-119**

Awarding a Contract to American Asphalt & Milling Service LLC for  
Donnybrook Drive Resurfacing (Phase 1)

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

**Whereas**, sealed bids were received on April 10, 2018 for the project “Donnybrook Drive Resurfacing (Phase 1)”; and

**Whereas**, eight (8) bids were received as follows:

<b>CONTRACTOR</b>	<b>TOTAL BASE</b>
American Asphalt & Milling	\$143,689.72
JA Alexander Inc	\$158,386.72
4 Clean-Up Inc	\$162,300.42
Cross Roads Pavement	\$162,563.22
Marini Brothers	\$171,112.92
AJM Contractors	\$171,277.92
DLS Contracting	\$181,632.92
Mike Fitzpatrick & Son Inc	\$184,382.92

**Whereas**, the bid documents have been reviewed and it is determined that the bid of American Asphalt & Milling Services, LLC is the lowest responsible, responsive bidder; and

**Whereas**, the Chief Financial Officer has attached a Certification that adequate funds are available to pay for the Contract pursuant to NJAC 5:30-5.4 et. seq;

**Now, Therefore, Be It Resolved**, by the Governing Body that it does hereby award a contract for the above referenced project to American Asphalt & Milling Services LLC, Kearny, New Jersey in the amount of \$143,689.72; and,

**Be It Further Resolved**, that the Mayor and Borough Clerk are hereby authorized to execute a contract with American Asphalt & Milling Services LLC following legal review; and

**Be it Further Resolved**, that the foregoing Contract award is subject to approval by the New Jersey Department of Transportation (NDOT) in accordance with the Borough’s grant agreement with NJDOT.

**Resolution 18-120**

**BE IT RESOLVED** that the Mayor and Council of the Borough of Allendale hereby recommends to the New Jersey Department of Transportation that the contract for

**Donnybrook Drive Resurfacing (Phase 1)**

in the Borough of Allendale County of Bergen be awarded to American Asphalt & Milling Services LLC whose bid amounted to **\$143,689.72** subject to the approval of the Department.

**BE IT FURTHER RESOLVED** that the presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction.

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

**BE IT FURTHER RESOLVED** that the clerk of this body be and is hereby directed to seal said contract with the corporate seal of this body and to attest to the same.

**Resolution 18-121**

Water Overpayment

BE IT RESOLVED by the Council of the Borough of Allendale that the Water Collector is hereby authorized to issue the following refund check for an overpayment on the account listed below and charge same to Water Rents for 2018:

<b>Account Number</b>	<b>Name</b>	<b>Amount</b>
31107924781357	Wachovia Bank	\$408.80

**Resolution 18-122**

**Allendale Shopping Plaza % Azarian Building v. Allendale Tax Appeal Settlement**

**WHEREAS**, the tax payers, Allendale Shopping Plaza % Azarian Building, appealed the assessment levied on Block 1807, Lot 1 for the years 2014 through 2018 inclusive; and

**WHEREAS**, the subject property is located at 29-63 West Allendale Avenue; and

**WHEREAS**, the Plaintiffs were represented by counsel in this matter and also retained an expert appraiser who provided a report; and

**WHEREAS**, the Borough's expert appraiser inspected the property and also issued a report; and

**WHEREAS**, the appraiser and the assessor have agreed to compromise the appeal as follows:

- 2014 and 2015 – Plaintiff will Withdraw
- 2016 – reduce the AV from \$22,108,000 to \$19,000,000
- 2017 – reduce the AV from \$22,108,000 to \$18,750,000
- 2018 – reduce the AV from \$22,108,000 to \$18,500,000

**WHEREAS**, the Plaintiff has agreed to take a credit for any refund due for tax year 2018 and there are sufficient funds available in the reserve for tax appeals account to satisfy the 2016 and 2017 tax refund; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeal encaptioned Allendale Shopping Plaza % Azarian Building v. Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

**Resolution 18-123**

**Danielle Gawrysiak v. Borough of Allendale Tax Appeal Settlement**

**WHEREAS**, the tax payer, Danielle Gawrysiak, appealed the assessment levied on Block 2103, Lot 23 for the years 2013 through 2018 inclusive; and

**WHEREAS**, the subject property is located at 215 Franklin Turnpike; and

**WHEREAS**, the Plaintiffs were represented by counsel in this matter; and

**WHEREAS**, the Borough's expert appraiser inspected the property on three separate occasions and issued reports; and

**WHEREAS**, the appraiser and the assessor have agreed to compromise the appeal as follows:

- 2013 – Plaintiff will Withdraw
- 2014 – reduce the Assessed Value (AV) from \$1,062,800 to \$1,050,000
- 2015 - reduce the AV from \$1,147,300 to \$ 975,000
- 2016 – reduce the AV from \$1,571,200 to \$1,200,000
- 2017 – reduce the AV from \$1,571,200 to \$1,300,000
- 2018 – reduce the AV from \$1,571,200 to \$1,300,000

**WHEREAS**, the Plaintiff has agreed to take a credit for any refund due for tax year 2018 and there are sufficient funds available in the reserve for tax appeals account to satisfy the refund for tax years 2014 to 2017; and

**WHEREAS**, the assessor is of the opinion that the valuation of the subject property is consistent with true value of the property.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that:

The proposed settlement for the tax appeal encaptioned Danielle Gawrysiak v. Borough of Allendale as hereinbefore set forth is approved and the Borough Tax Attorney or a member of his firm is authorized to execute all documents necessary to effectuate its terms.

**Resolution 18-124**

Award Contract for Resurfacing Program (2018) Project

**Whereas**, seven (7) sealed bids were received on April 17, 2018 for the project known as Resurfacing Program (2018) for the Borough of Allendale;

**Whereas**, the bid documents have been reviewed and it is determined that the bid of DLS Contracting Inc. is the lowest responsible, responsive bidder with a total base bid in the amount of \$253,875.00; and

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

**Whereas**, the Chief Financial Officer has attached hereto a Certification that adequate funds are or will be, duly budgeted to pay for the contract for the above project.

**Now, Therefore, Be It Resolved** by the Governing Body that it hereby does award a contract for Resurfacing Program (2018) to DLS Contracting, Inc. of Fairfield, NJ in the amount of \$253,875.00 on such further terms and conditions set forth in the contract to be prepared as are acceptable to the Borough and Borough Counsel; and

**Be It Further Resolved** that the Mayor and Municipal Clerk are authorized to sign such contract with DLS Contracting Inc. following legal review and approval.

**Resolution 18-125**

OVERPAYMENT

BE IT RESOLVED by the Council of the Borough of Allendale that the Tax Collector is hereby authorized to issue the following checks on the properties listed below and charge same to Overpayment of 2017/2018 Taxes:

<b>Block/ Lot</b>	<b>Name</b>	<b>Property Location</b>	<b>Amount</b>
<b><u>2018</u></b>			
410/2	Gorelick, Jacob & Jessica 405 Canterbury Drive Ramsey, NJ 07446	405 Canterbury Dr	\$7,608.34
1406/11	Wang, King & Stacey 48 Stonefence Road Allendale, NJ 07401	48 Stonefence Rd	\$4,952.38
<b>2018 TOTAL</b>			<b>\$12,560.72</b>
<b><u>2017</u></b>			
702/13	Ader, Stephen & Bonnie 2 Boroline Road Allendale, NJ 07401	2 Boroline Rd	\$363.35
2101/1.1401	Phillips, James & Mary Pat, Walter, Geraldine & Lamneck Family Revocable Trust 402 Linwood Avenue Ridgewood, NJ 07450	1401 Whitney Lane	\$1,454.24
2101/1.1904	Diaz, Primitivo & Jannette 1904 Whitney Lane Allendale, NJ 07401	1904 Whitney Lane	\$3,264.68
2201/12	Wayne A. Stahlmann	5 Oakwood Rd	\$482.62

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

Attorney Trust Account  
198 Boulevard  
Hasbrouck Heights, NJ 07604

**2017 TOTAL**

**\$5,564.89**

**Resolution 18-126**

WHEREAS, N.J.S.A. 52:34-6.2 authorizes contracting units to purchase goods, or to contract for services, may make purchases and contract for services through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process by another contracting unit within the State of New Jersey, or within any other state, when available; and

WHEREAS, the nationally-recognized National Joint Powers Alliance Cooperative Pricing System, hereafter referred to as NJPA Cooperative Purchasing System, has offered voluntary participation in the national cooperative purchasing agreement for the purchase of goods and services; and

WHEREAS, Resolution 17-141 authorized the enrollment of the Borough of Allendale in the NJPA Cooperative Purchasing System by entering into the membership participation agreement; and

WHEREAS, it is the desire of the Borough of Allendale to continue participation in the NJPA Cooperative Purchasing System to purchase goods and services, to make the procurement process more efficient and to provide cost savings to the Borough.

WHEREAS, the member participation agreement states that the agreement shall remain in effect until canceled by either party.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Allendale, County of Bergen, State of New Jersey as follows:

1. That the governing body of the Borough of Allendale hereby authorizes continued participation in the NJPA Cooperative Pricing System for Calendar Year 2018.
2. The Borough shall be responsible to ensure that the goods and or services procured through the NJPA Cooperative Purchasing System comply with all applicable laws of the State of New Jersey, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

**Resolution 18-127**

Award Contract for Firehouse Parking Lot Resurfacing Project

**Whereas**, eight (8) sealed bids were received on April 19, 2018 for the project known Firehouse Parking Lot Resurfacing for the Borough of Allendale;

**Whereas**, the bid documents have been reviewed and it is determined that the bid of American Asphalt & Milling is the lowest responsible, responsive bidder with a total base bid in the amount of \$36,500.00 and Alternate 'B' in the amount of \$5,600.00 for a total of \$42,100.00; and

Mayor and Council of the Borough of Allendale  
 Regular Session Meeting Minutes  
 April 26, 2018

**Whereas**, the Chief Financial Officer has attached hereto a Certification that adequate funds are or will be, duly budgeted to pay for the contract for the above project.

**Now, Therefore, Be It Resolved** by the Governing Body that it hereby does award a contract for the Firehouse Parking Lot Resurfacing project to American Asphalt & Milling Services LLC, Kearny, New Jersey in the amount of \$42,100.00 (Base + Alternate 'B') on such further terms and conditions set forth in the contract to be prepared as are acceptable to the Borough and Borough Counsel; and

**Be It Further Resolved** that the Mayor and Municipal Clerk are authorized to sign such contract with American Asphalt & Milling Services following legal review and approval.

**Resolution 18-128**

2018 Fees for Crestwood Lake, Beach & Kayak Rentals

**Whereas**, pursuant to Chapter 203, Section 20A of the Code of the Borough of Allendale, fees for the use of recreational facilities are to be established annually by resolution of the governing body.

**Now, Therefore, Be It Resolved**, that the following rates be and are hereby approved for Crestwood Lake for the 2018 season:

**Resident Rates: Early Registration. On or Before 5/29/18**

	Resident Rates before May 29	Resident Rates after May 29	Non-Resident Rate
1 <sup>st</sup> Family Member	200	215	300
2 <sup>nd</sup> Family Member	130	145	195
Additional Family member	60	65	100
Extra Adult	175	175	210
Senior Rate	65	70	85

Active Military and Veterans (20% discount of all published rates)

Employees of the Borough of Allendale shall receive a discount of 50% of the resident rate.

**Guest Fees for Residents and Non-Residents (2 books per family)**

Daily \$ 10  
 Guest Books (10 passes) \$ 90

**Badge Replacement for Residents and Non-Residents**

Cost \$ 5

**Lifeguard Fee for Beach and Camp Rentals**

Cost \$ 20 per hour

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

**Beach Party Rental**

West Beach: Sat and Sunday	\$500
Playground Beach (1 to 20 people)	\$150
Playground Beach (21 to 40 people)	\$200
Playground Beach (41+ people)	\$250

**Kayak Rental**

\$5 per ½ hour  
kayak

**Red Barn and Pavilion (Pavilion available after Labor Day till Mid-November)**

All rates are non-refundable

Allendale Families	\$ 250
Allendale Businesses	\$ 500
Businesses not able to rent Pavilion	

**Swim Lessons**

\$60 per person

**Day Camp Rentals**

\$650 per day

**Be It Further Resolved** that free family memberships be granted to Allendale Firefighters, Ambulance Corps Personnel, CERT personnel, Mayor and Council members and any Mayor Emeritus; and,

**Be It Further Resolved** that employees of the Allendale Elementary School District and Northern Highlands High School shall be charged 25% off of the applicable captioned rates.

***Unfinished Business:***

There was no unfinished business.

***New Business:***

There was no new business.

***Council Committee Reports and Comments***

**Councilman Strauch – Land Use and Construction Code**

Councilman Strauch reported that the Land Use and Construction Code met on April 17<sup>th</sup>. The committee has been dealing with a property maintenance issue pertaining to a shared driveway in the downtown. He commended Mike Limatola, Property Maintenance Officer, who is one of several

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

employees who performs his job with a passion. He advised that there was an issue with a vendor who wanted to sell fireworks in town which he does not believe will take place this year. The committee is also addressing an issue pertaining to a an empty building that had been a bank with an ATM that is still operational. The Borough is in negotiations with the Whitney with respect to certain responsibilities that the Borough will take on once the development is complete. There is still an active job site at the development known as Allendale Heights. He commented that Allendale will continue to take on an active role in wildlife management as the ecosystem within Allendale is being affected. He advised that the next Land Use and Construction Code Committee meeting is scheduled on May 4<sup>th</sup>.

**Councilwoman Homan** – Water, Sewer and Public Utilities

Councilwoman Homan advised that the Water, Sewer and Public Utilities Committee met on April 18<sup>th</sup>. They also met with Suez earlier today to discuss the maintenance and operation agreement. She commented that it was a good meeting and she expressed her belief that the contract will be settled in the near future. She requested that people ensure that the readings on their water bill are not estimated as estimated bills may mean that the battery on their water meter is in need of replacement. She advised that the next committee meeting is scheduled on May 18<sup>th</sup>. She then advised that she attended the opioid presentation at Northern Highlands Regional High School and noted that it was very well attended. She expressed her opinion that continuing to educate the public on this subject is crucial.

**Councilwoman Wilczynski** – Facilities, Parks and Recreation

Councilwoman Wilczynski reported that Crestwood Lake registration began on Monday and approximately \$10,000 in revenue has been generated so far. The newsletter has gone out and should have been received by residents. Picnic tables and dugouts have been ordered through the 2016 grant. She advised that they are working on the 2018 Bergen County Open Space grant application and will be applying to restore trails at Crestwood Park as there is a need to remove debris and trees that fell during Hurricane Sandy. The fields are open and a field maintenance clinic will be given by one of the DPW employees on Saturday. Councilwoman Wilczynski advised that she is currently working on implementing the use of Box by the Borough.

**Councilman Bernstein** – Administration, Finance and Human Resources

Councilman Bernstein advised that he reported on the last Administration, Finance and Human Resources Committee meeting at the last Mayor and Council meeting. He advised that the editorial and legal analysis of the Borough Code has been completed and received. He explained that this analysis was completed in order to ensure that all aspects of the Code are in compliance and do not conflict with each other. He advised that it has been sent to the Borough Attorney and will be sent to all committees for review. The next committee meeting is scheduled on May 15<sup>th</sup>.

**Councilman Sasso** – Public Safety

Councilman Sasso stated that there will be a full agency meeting on May 17<sup>th</sup> at 5:30 p.m. He advised that two, military grade generators were acquired through the military surplus grant program at no cost to the Borough. The new Dodge Charger is now on the road. He advised that the new, pre-owned ladder truck was being tested on Saturday and he was able to go with the Fire Chief onto the ladder as it was raised to the highest point. He advised that the Police Chiefs'

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

assistant, Diana Bradley, attended 911 Public Safety Access Point training so that she can assist the dispatchers when necessary.

**Councilman O'Connell – Public Works**

Councilman O'Connell reported that potholes are being filled on County roads by the County as well as by the DPW on Borough roads. The hot water heater at the Crestwood Lake concession stand was replaced as well as a waterline to the Grandstand bleachers. He noted that due diligence will be exercised to ensure that the Firehouse Parking Lot Resurfacing project will be completed as soon as possible.

***Mayor's Report:***

Mayor White advised that the opioid forum sponsored by the Upper Saddle River/Allendale Coalition was held at Northern Highlands last night. She commented that it was a great event with a good turnout.

Councilwoman Homan, Councilwoman Wilczynski and Mayor White attended the Allendale Woman's Club Fashion Show. She noted that it was the 100<sup>th</sup> anniversary and Lani Bonifacic and Gale Cole were honored as the centennial women of Allendale for their work in combating addiction and opioid abuse.

On Monday night, a town hall was held to discuss a nonlethal deer management program. She expressed her appreciation to Doris Lynn who gave this presentation.

There was a meeting with both the Northern Highlands Regional High School district as well as the Allendale school district to discuss their budgets which did increase by 2% over last year.

Councilwoman Wilczynski and Mayor White spoke at Ramapo College last week to a class on local government. She thanked Tyler Yaccarino for inviting them to speak and commented that it was a great time.

Camp Acorn will be holding its 5k run at the Red Barn on April 29<sup>th</sup>.

Mayor White reported that there was a collapse of the culvert on W. Crescent Avenue which is being replaced on an emergency basis by the County. She expressed her displeasure that W. Crescent is being closed again and noted that this issue should have been addressed when the gas line was being replaced. She thanked County Executive Tedesco for ensuring that this issue will be addressed quickly.

Councilman Bernstein commended Mayor White for her efforts in having the road opened sooner than initially anticipated which saved the Borough thousands of dollars.

Mayor White thanked Ron Kistner, Director of Operations, for his efforts with respect to this issue.

Councilman Bernstein reported that he and Councilwoman Homan attended the CERT graduation this past Tuesday in Paramus, noting that eight people graduated. He extended his congratulations to Tyler Yaccarino who was one of these graduates.

Mayor and Council of the Borough of Allendale  
Regular Session Meeting Minutes  
April 26, 2018

**Staff Reports:**

Thomas Bouregy, Municipal Attorney, advised that he has no report.

Anne Dodd, Municipal Clerk, advised that 31 OPRA requests have been received so far this month and 150 requests have been received to date this year. Crestwood Lake registration began on Monday, April 23<sup>rd</sup>. She commented that a lot of residents are registering for the lake online. The last day to register to vote for the Primary Election is May 15<sup>th</sup> and the Borough Clerk's office will be open until 9 p.m. this evening for Late Night Voter Registration. A late night for Crestwood Lake photos will be held on the same evening. Her office has also been busy issuing compost permits and garage sale licenses. She reminded the governing body that the deadline to file their Financial Disclosure Statement is this Monday.

Councilman Bernstein inquired who is required to file and what the penalty would be if someone did not file. Ms. Dodd advised that elected officials, certain board members such as the Library and Land Use Board, and various Borough professionals and administrative staff must file. She advised that if someone does not file, a violation and fine are imposed by the Local Finance Board.

Alissa Mayer, Chief Financial Officer, advised that she has no report.

Tyler Yaccarino, Webmaster, reported that he has been working to ensure that community events are being posted to the Borough website in a timely manner. He noted that information about Crestwood Lake registration is currently posted to the website.

**Public Comment on any issue:**

No one came forward.

Mayor White announced that there is an electronic recycling event at Campgaw this Sunday.

Councilman Sasso advised that there is a Clergy & Community breakfast next month that he is planning to attend.

**Adjournment:**

There being no further business to come before the Mayor and Council, on a motion by Councilman Strauch, second by Councilman Bernstein, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:08 p.m.

Respectfully submitted,

Anne Dodd, RMC  
Municipal Clerk