

Mayor and Council of the Borough of Allendale
Regular Session Meeting Minutes
July 9, 2020

PRESENT: Mayor Ari Bernstein
(in person)

PRESENT: Councilmembers Liz Homan, Edward O’Connell, Matthew O’Toole, Steve Sasso,
Jim Strauch and Amy Wilczynski
(via teleconference)

ABSENT: None

ALSO PRESENT: Borough Attorney Raymond Wiss
(in person) Acting Municipal Clerk Michelle Ryan

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 July 9, 2020. However, due to the COVID-19 pandemic, access to the public was provided via GoToMeeting video and teleconferencing only, with adequate notice of same posted for public viewing. The meeting was called to order at 8:00p.m. by Mayor Bernstein who reminded the public to mute their phones so as not to distract from the business of the meeting. Mayor Bernstein advised the public that they would have several opportunities at appropriate times throughout this meeting to be heard.

Mayor Bernstein asked that the Acting 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.

Approval of Minutes:

Motion by Councilman O’Toole, second by Councilwoman Homan, that the Minutes of May 28, 2020 Work Session be and are hereby approved.

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

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

Public Comment on Agenda Items Only:

Erika Leeuwenburgh, 100 Midwood Avenue, asked if the reason for the developer not focusing on 55 and older units was that it is not lucrative? Councilwoman Wilczynski answered that in order for the development to comply with the law, 85% of the units would need to be senior housing and that does not generate enough revenue. Mr. Wiss added that this was not due to resistance by the developer, but rather a legal issue. Ms. Leeuwenburgh asked if 55 and older community would have been possible rather than senior housing? Mr. Wiss said in theory all things are possible but that the Borough tried to gain 20 senior housing units, but the law did not allow this to happen.

Mayor and Council of the Borough of Allendale
Regular Session Meeting Minutes
July 9, 2020

Kristen Tsarnas, 74 Heights Road, asked for clarification on “market rates”. She indicated that the developer shouldn’t care about the shift from non-age restricted to senior housing as a market rate is a market rate. Councilwoman Wilczynski and Mr. Wiss clarified that the market rate for age restricted versus non-age restricted units is not the same. Mr. Wiss explained that market rate fluctuates. Mr. Wiss stated that these units will have bedroom restrictions and might be more appealing to some and less to others depending on their circumstances and needs.

No other public came forward to comment.

Consent Agenda:

- A. **20-173**/Approve Bill List
- B. **20-174**/Authorize Purchase of Tymco Model 435 Comdex Sweeper – ESCNJ Cooperative Pricing System – Trius, Inc.
- C. **20-175**/Authorize 2020 Salaries Supplement No. Three – Crestwood Lake Swim Club
- D. **20-176**/Approve the Restated Purchase and Sale of 220/230 West Crescent Ave - Hampshire Venture Partners, LLC

Motion by Councilman Sasso, with second by Councilwoman Wilczynski that the Consent Agenda be and is hereby approved.

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

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

Councilman Sasso took a moment to thank Councilwomen Wilczynski and Homan for all the work and time they have put into the tasks mentioned tonight.

Unfinished Business:

There was no unfinished business.

New Business:

There was no new business.

Committee Reports and Comments:

Councilman O’Connell – Public Safety Committee

Councilman O’Connell reported that the Junior Police Academy will be finishing this Friday and despite the COVID-19 difficulties, they had a great time. The July 14th public safety meeting might be rescheduled.

Councilman Sasso – Land Use and Construction Code

The Land Use Committee’s next meeting is July 20th.

Councilwoman Homan – Water, Sewer and Public Utilities

Mayor and Council of the Borough of Allendale
Regular Session Meeting Minutes
July 9, 2020

Councilwoman Homan thanked the public for their efforts of water conservation. She additionally thanked Layne Simon of the DPW and Suez water. The Monday recharge day of Phase 2 water restrictions has been helpful. Councilwoman Homan expressed hope that if the public continues their conservation there will not be a need to enter Phase 3 water restrictions. If a resident has a hardship and needs to use water outside of their designated time, they can contact the Borough or Councilwoman Homan directly. The committee is looking into more efficient ways to read meters and meet customers' needs. Councilwoman Homan has spoken with Mott MacDonald about the PFAS feasibility treatment study and hopes to set up virtual meetings with the public.

Councilwoman Wilczynski – Facilities, Parks and Recreation

Councilwoman Wilczynski shared that Crestwood Lake revenues are up and doing great. The residents have been very respectful with social distancing and following guidelines. This week two diving boards opened and an area under the pavilion opened for seniors. The playground also was opened and she thanked Ron for his work with the DPW to remove a dead tree. Councilwoman Wilczynski shared that constant contact e-mails will begin to be released with Borough information.

Councilman O'Toole – Administration, Finance and Human Resources

Councilman O'Toole reported the committee met earlier, discussing personnel matters. They are pleased with Crestwood Lake revenues and "Dine Out in Allendale" has gotten positive feedback. Councilman O'Toole shared that discussion is ongoing of a Borough Hall intern program.

Councilman Strauch – Public Works

Councilman Strauch thanked Rich McDowell for keeping Crestwood water quality nice. There was an authorization of a street sweeper purchase which will give Allendale their own sweeper for the first time in years. The DPW crew has kept fields in great shape for the sports camps. Councilman Strauch shared that D&L Paving was the low bidder for the Paving Program 2020 and this will be scheduled to start sometime before Labor Day. He also shared that a new set of hydraulic lifts have been purchased. He concluded by thanking the staff for their continued efforts during COVID-19.

Mayor's Report

Mayor Bernstein gave the following address to the public:

I would like to start by remembering former PO Andrew Baum who passed away on July 5th. PO Baum served the Allendale community for 27 years and was instrumental in establishing the K9 program, guiding agencies throughout Bergen County to establish their programs also. Please join us in a moment of silence. Thank you.

COVID-19 numbers in Allendale look good. There was not a spike in cases, just a correction of numbers from April.

Governor Murphy continues the reopening of New Jersey while continuing to follow the rate of transmission statistics. For the first time in 10 weeks, the rate in NJ has gone above the mark of 1 which means, on average, every newly infected resident is now passing the virus to at least one other person. It is being monitored by state officials.

As a result, yesterday, Governor Murphy signed an Executive Order making it mandatory to wear a face mask outside when social distancing is difficult or impossible. I implore everyone to continue to heed the call and keep yourselves and your families healthy. While it might be uncomfortable to

Mayor and Council of the Borough of Allendale
Regular Session Meeting Minutes
July 9, 2020

wear a mask in the heat, this easy step can protect us all very much and prevent us from going backwards in the progress that we have made. This can be a matter of life and death

Tuesday was the Primary Election. While this was primarily a vote by mail process there was a voting machine available at Borough Hall in the Mayor & Council Chambers for certified physically disabled voters and anyone who is illiterate. Everything went well and Bergen County Board of Elections is busy verifying and counting all the ballots. As soon as we receive word of results, we will post a link on our website.

We're excited to continue our collaboration with the Chamber of Commerce and our restaurants to offer "Dine Out in Allendale" this Saturday, July 11th from 4:30pm to 10:30pm. We will again close West Allendale Ave to through traffic. The first two were very successful and there is discussion to continue these.

The Motor Vehicle Commission opened this week to very long lines. Governor Murphy has announced that in an effort to help ease the backlog, MVC locations will be open extended hours. Registrations, licenses, inspections and veteran/purple heart placards that expired between March & July have been given extensions. Check out their website state.nj.us/mvc/ for more information.

On Monday organized sports activities resumed as well as youth day camps and summer programs.

The playground at Crestwood Park opened today and I am sure there are many families and children who have been looking forward to this.

Also, this week, NJ Transit expanded rail and light rail service. Check out their website njtransit.com for more information.

- Just a few reminders
 - Our recycling center is open to all residents and our Compost Facility is open to 2020 permitholders.
 - The Borough's administrative offices are working as usual though the buildings still remain closed to the public. Please contact the particular office to make arrangements to conduct your business. Contact information is on our website. Thank you to Ron Kistner and Michelle Ryan for their work on this.

Staff Report:

Borough Attorney Ray Wiss shared that most of the discussion since the last meeting has been about 220/230, re-opening issues as well as negotiation and contract issues.

Ms. Ryan thanked Ron Kistner, Tatiana Marquis, Dan Richards, Rich McDowell, Sgt. Lawler, PO Hillgardner and intern Kate Callaghan for helping with the election on Tuesday.

Ron Kistner had nothing to report.

Mayor and Council of the Borough of Allendale
Regular Session Meeting Minutes
July 9, 2020

Public Comment on any issue:

Kristen Tsarnas, 74 Heights Road, asked about Resolution 20-153 and whether it is an independent project or will it have to wait until everything is approved? Councilwoman Wilczynski advised that the closing of the property is contingent on the cleanup. Ms. Tsarnas then asked for clarification about Resolution 20-155 and how the Borough will pay for recyclables. Councilwoman Wilczynski provided background on this and advised that although this cost was not anticipated in the budget, the Borough has a dedicated recycling trust fund which will cover the costs to dispose of the recyclables. Councilwoman Wilczynski expressed hope that the recycling market will turnaround.

Mark Savastano, 22 Vreeland Place, echoed Councilman Wilczynski's concerns on recycling sharing that since China has stopped accepting our recyclables there is an increase of burning these items. He is aware that surrounding communities are very interested in progressing in Styrofoam collecting efforts. Styrofoam takes up about 30% in landfills and many towns are willing to make an effort with Allendale to improve Styrofoam recycling. Mayor Bernstein thanked Mr. Savastano for his interest and action taken regarding this matter.

Councilwoman Wilczynski recognized Mr. Widmer who was joining the teleconference meeting for the first time in a while.

No other public came forward to comment.

Adjournment

There being no further business to come before the Mayor and Council, on a motion by Councilwoman Homan, with second by Councilwoman Wilczynski, and unanimously carried, the meeting was adjourned at 8:43p.m.

Respectfully submitted

Michelle Ryan
Acting Municipal Clerk

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

DATE: 07/09/2020

RESOLUTION# 20-173

Council	Motion	Second	Yes	No	Abstain	Absent
Homan			✓			
O'Connell			✓			
O'Toole			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor Bernstein	---	---				

APPROVAL OF 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 9, 2020 in the amounts of:

Bill List Numbers	July 9, 2020
Current Fund	\$874,748.79
Payroll Account	\$251,780.89
General Capital	\$45,874.10
Animal Fund	\$0.00
Grant Fund	\$0.00
COAH/Housing Trust	\$34,250.25
Improvement & Beautification	\$0.00
Unemployment Fund	\$0.00
Trust Fund	\$2,381.50
Water Operating	\$0.00
Water Capital	\$0.00
Total	\$1,209,035.53

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 9, 2020.



Michelle Ryan
Acting Municipal Clerk



Borough of Allendale

500 WEST CRESCENT AVENUE
ALLENDALE, NEW JERSEY 07401

OFFICE OF TAX COLLECTOR
OFFICE OF CHIEF FINANCIAL OFFICER

TEL: 201-818-4400 EXT 205
FAX 201-818-0193

Michelle Ryan, Acting Municipal Clerk
I, ~~M. Alissa Mayer, 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 *July 9, 2020*

Michelle Ryan
~~M. Alissa Mayer, CMFO~~ *Michelle Ryan*
Chief Financial Officer *Acting Municipal Clerk*



Borough of Allendale

500 WEST CRESCENT AVENUE
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Michelle Ryan, Acting Municipal Clerk
I, ~~M. Alissa Mayer, 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 *July 9, 2020*

Michelle Ryan
~~M. Alissa Mayer, CMFO~~ *Michelle Ryan*
~~Chief Financial Officer~~ *Acting Municipal Clerk*

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

DATE: 07/09/2020

RESOLUTION# 20-174

Council	Motion	Second	Yes	No	Abstain	Absent
Homan			✓			
O'Connell			✓			
O'Toole			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor Bernstein	---	---				

**AUTHORIZE PURCHASE OF STREET SWEEPER THROUGH ESCNJ
COOPERATIVE PRICING SYSTEM – TRIUS, INC.**

WHEREAS, a need exists to purchase a new street sweeper for the Department of Public Works; and

WHEREAS, the Borough of Allendale authorized participation in the Educational Services Commission of New Jersey Cooperative Pricing System (ESCNJ) via Resolution 17-259 on October 12, 2017; and

WHEREAS, the Borough was approved as a member of the ESCNJ Cooperative Pricing System on December 4, 2017; and

WHEREAS, the ESCNJ offers competitively-bid contracts for its members to purchase from on an as-needed basis; and

WHEREAS, Trius, Inc., 5049 Industrial Road, Farmingdale, New Jersey 07727, is an approved vendor offering street sweepers through the ESCNJ via NJ State Approved Co-op #65MCESCCPS Class 4 & 5 Truck Bid# ESCNJ 18/19-42, Bid Term: 03/23/2019 – 03/22/2021.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the purchase of a Tymco Model 435 Comdex sweeper from Trius, Inc., 5049 Industrial Road, Farmingdale, New Jersey 07727 in the amount of \$163,027.90 is hereby authorized, subject to certification from the Chief Financial Officer that adequate funds are available; and

BE IT FURTHER RESOLVED that the Mayor, Acting Borough Clerk, Director of Operations and Borough Attorney are hereby authorized to take such action as may be necessary to implement this Resolution, including the execution of an Agreement or Proposal for the above services.

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 9, 2020.

Michelle Ryan
Acting Municipal Clerk

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

DATE: 07/09/2020

RESOLUTION# 20-175

Council	Motion	Second	Yes	No	Abstain	Absent
Homan			✓			
O'Connell			✓			
O'Toole			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor Bernstein	---	---				

**AUTHORIZATION OF 2020 CRESTWOOD LAKE SALARIES –
SUPPLEMENT THREE**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey, that the following salaries are hereby approved for the Crestwood Lake Swim Club 2020 Season as follows:

Substitute Lifeguards		
First Name	Last Name	Hourly Pay
Emily	Reilly	\$12.00
Luke	Redling	\$12.00
Gabriella	Guevara	\$12.00
Sydney	Weaver	\$12.00
Social Distancing Crew		
First Name	Last Name	Hourly Pay
Chase	Fishman	\$11.00

BE IT FURTHER RESOLVED that the date of hire for the above employees is effective July 1, 2020 unless otherwise noted.

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 9, 2020.

Michelle Ryan
Acting Municipal Clerk

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

DATE: 07/09/2020

RESOLUTION# 20-176

Council	Motion	Second	Yes	No	Abstain	Absent
Homan			✓			
O'Connell			✓			
O'Toole			✓			
Sasso	✓		✓			
Strauch			✓			
Wilczynski		✓	✓			
Mayor Bernstein	---	---				

**APPROVAL OF AGREEMENT OF PURCHASE OF REAL ESTATE BETWEEN
BOROUGH OF ALLENDALE AND HAMPSHIRE VENTURE PARTNERS, LLC**

WHEREAS, the Borough of Allendale (“Allendale”) and Hampshire Venture Partners, LLC (“Hampshire”) have previously entered into an agreement setting forth terms and conditions for Hampshire’s purchase from Allendale of certain real property (the “Agreement”) commonly known as 220 West Crescent Avenue and 230 West Crescent Avenue, Allendale, New Jersey (the “Property”); and

WHEREAS, Allendale and Hampshire have engaged in ongoing negotiations to discuss and agree upon additional terms and conditions regarding the purchase by Hampshire of the Property; and

WHEREAS, Allendale wishes to memorialize its approval of such additional terms and conditions, as reflected in an Amended and Restated Agreement of Purchase of Real Estate, the terms of which are incorporated by reference herein; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Allendale that, the Amended and Restated Agreement of Purchase of Real Estate between Allendale and Hampshire be and hereby is **APPROVED**;

BE IT FURTHER RESOLVED, that the Mayor and the Borough Attorney are authorized to take all appropriate actions so as to implement this Resolution, including but not limited to, the execution of the Agreement by the Mayor.

BE IT FURTHER RESOLVED, that the Mayor, the Chief Financial Officer and the Borough Attorney are authorized to take all appropriate actions required of the Borough in the Agreement, once the Agreement has been executed by the Mayor.

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 9, 2020.

Michelle Ryan
Acting Municipal Clerk