

Mayor and Council of the Borough of Allendale  
Work Session Meeting Minutes  
June 28, 2018

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

ABSENT: None

ALSO PRESENT: Borough Attorney Ray Wiss  
Municipal Clerk Anne Dodd

A Work 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 June 28, 2018. The meeting was called to order at 7:37 p.m. by Mayor Elizabeth 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."

**Public Comment:**

Peter Branigan, 81 Chestnut Street, expressed his belief that there is a loophole with respect to banners in Chapter 270-20 that has permitted the fireworks banner to be displayed for up to 10 days and inquired what can be done to close this loophole.

Mayor White advised that Ron Kistner, Administrative Officer/Director of Operations, will be requesting that the banner be removed, with a notice of violation and possible summons being issued. She stated that the Land Use Committee will be looking to see whether popup businesses can be restricted. She advised that they have also been working to update the sign ordinance over the past few months and the issue Mr. Branigan raised with respect to banners is definitely on the committee's radar.

Mr. Kistner noted that 30 lawn signs placed throughout town by this business were removed by the Property Maintenance Officer.

Mr. Branigan inquired whether there was any advance notice of this business entering Allendale.

Borough Attorney Wiss advised that there was a previous applicant who sought to sell fireworks in a parking lot which was prohibited by ordinance. He commented that this applicant sought to operate its business indoors which is permissible under the Statute. He advised that he along with the committee will look into how best to address the issues raised tonight.

**Administration:**

A. Agenda Review

Mayor White announced that Robert Benecke, an expert in redevelopment, is present this evening to discuss Resolution #18-168, the purpose of which is to designate an area in need of

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redevelopment. She noted that Mr. Benecke attended the June 20<sup>th</sup> Land Use Board meeting and the board voted to endorse his report.

Mr. Benecke explained that Block 1005, Lots 3 and 20, known as 220 and 230 West Crescent Avenue, were investigated for possible redevelopment. He noted that this process allows the Borough to dispose of the property, repurpose it, or otherwise modify the property provided that certain protocols are followed. He explained that the resolution that is before the governing body tonight is to designate the area as being in need of redevelopment upon recommendation by the Land Use Board. He stated that the Land Use Board has accepted his report dated June 12, 2018. Once Resolution #18-168 is adopted, it is sent to the NJ Department of Community Affairs for review. The next step will be to request proposals from the marketplace as to what the marketplace believes would be the best use for this area given the Borough's parameters. Mr. Benecke indicated that these parameters will be kept loose but may include a municipal facility, first responder/senior/workforce housing, and flex space for a retail storage facility.

Borough Attorney Wiss noted that the parameters will also include the Borough's partial compliance with its obligations under the affordable housing settlement.

Mayor White expressed her belief that this process will allow the Borough to smartly plan for proper development in this space.

Borough Attorney Wiss requested that Mr. Benecke detail the flexibility in soliciting proposals versus the use of public bidding under the Local Public Contracts Law.

Mr. Benecke explained that the Local Public Contracts Law would restrict the governing body to accepting formal, exacting bids in which all variables would have to be predetermined prior to going out to bid. Should the Borough proceed as he is recommending, he advised that the Borough would be asking the marketplace to put forth uses under some general parameters which would be set by the Borough. He noted that the developers submitting proposals will be vetted and protections will be put into place such as background and financial checks. He further noted that it is a negotiation process and it is the only way to take a municipal asset and obtain feedback from the marketplace.

At Council's request, Mr. Benecke reviewed the projected timeline for this process. He noted that the redevelopment plan will be completed in the fall and he is recommending that it be prepared using the existing zoning which can be amended to match the use put forth in the selected proposal. He expressed that the hope would be that around this time next year there could be activity taking place in this area such as a groundbreaking.

Mayor White advised that the other agenda item which she would like to highlight is Resolution #18-169, the purpose of which is to endorse the Third Round Housing Element and Fair Share Plan. She noted that this plan had been thoroughly discussed previously and had been endorsed at the Land Use Board meeting last week.

#### B. Mayor's Report

Due to time constraints, this agenda item was carried to the Regular Session.

#### C. Council Reports

Due to time constraints, this agenda item was carried to the Regular Session.

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D. Staff Reports

Due to time constraints, this agenda item was carried to the Regular Session.

E. Correspondence

There were no correspondence items.

***Adjournment***

There being no further business to come before the Mayor and Council, on a motion by Councilman Strauch, second by Councilman O'Connell, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 8:01 p.m.

Respectfully submitted

Anne Dodd, RMC  
Municipal Clerk