

Mayor and Council of the Borough of Allendale
Work Session Meeting Minutes
August 9, 2018

PRESENT: Mayor Elizabeth White and Councilmembers Ari Bernstein, Edward O'Connell, Steve Sasso, and Amy Wilczynski

ABSENT: Councilmembers Liz Homan and Jim Strauch

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 August 9, 2018. The meeting was called to order at 7:30 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.”

Public Comment:

Cari Laughman, 41 Harreton Road, inquired about the lead contamination at the Black Millwork property referenced in article that appeared in the Record on July 31st. She expressed concern about this contamination possibly affecting Crestwood Lake.

Mayor White explained that this contamination was due to 3 heavy metals that had been used by the railroad many years ago as a pesticide. She noted that, out of 8 samples taken, only one was found to have this contamination. She advised that this same contamination was found at the site of Crescent Commons which was approved as a site for special needs housing. She commented that it is very localized, and because it was found under pavement, nothing needs to be done in terms of remediation at this time. She explained that it was decided to wait for the use of this property to be determined before proceeding with remediation.

Borough Attorney Wiss added that there is no indication of migration.

Ms. Laughman questioned whether the lake has ever been tested for contamination.

Councilwoman Wilczynski advised that they conducted testing when the wall was being redone to ensure that there was no lead contained in the original paint. The lake was tested by three different labs and no contamination was found. She noted that the creek near Black Millwork does not feed into the lake.

Councilman Bernstein commented that the contamination found at the Crescent Commons was removed for less than \$25,000.

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Mayor White added that samples were taken from all over the property which is 11 acres in size and only a coin size amount was found. She noted that the Borough was not required to have a Phase II Environmental Report completed but did so out of an abundance of caution.

Erika Leeuwenburgh, 100 Midwood Avenue, explained that she had met with Mayor White and a few members of Council to present information on age-friendly community initiatives in November and requested that a committee for this purpose be formed. She noted that, as a member of the Vision Committee, she advocated for developing land for the aging population and provided the committee with the names of five corporate developers who might be interested in doing so. She inquired whether there was interest from the governing body in forming a committee to develop age-friendly initiatives within the community. She further inquired whether there has been any follow-up with the developers who she had suggested.

Mayor White advised that there is already the Senior Housing Board of which she and Councilman Bernstein have been members for many years. She further advised that, as part of moving forward with 220 and 230 West Crescent Avenue, they are looking to combine the Allendale Senior Housing Board with Allendale Housing, Inc., the board which oversees the Borough's special needs housing, to form one board. She stated that she would love for Ms. Leeuwenburgh to serve on this board if she is interested. Mayor White explained that the Solicitation of Interest (SOI) was intentionally left very broad to allow for the biggest outreach to all types of developers and this SOI is available on the website for anyone who is interested, noting that the proposals are due back by September 7th. With respect to the age-friendly initiatives, she expressed that she believes it is an excellent possibility but would first like to see the proposals that are submitted before they move in a specific direction.

Councilman Bernstein commented that he is acutely aware of the need to provide for seniors and to keep this community affordable for this demographic. He noted that one of the reasons for acquiring this property was that it provided the opportunity to provide for seniors.

Cari Laughman, 41 Harreton Road, questioned whether there would be a town hall held for residents to review the RFQs that are submitted. She also inquired whether there will be the opportunity to extend the lease with Anderson if a desired proposal is not received.

Mayor White advised that they are currently in negotiations with Anderson, noting that Anderson has expressed an interest in extending their lease. In terms of Ms. Laughman's first question, Mayor White expressed that it would depend on the number of responses that are submitted. She noted that they are working with the Library Board on the possibility of a town hall as the plan is to have the Library expand once Borough Hall relocates and the Library Board would like to get some interest from the community. She expressed that the community will be kept informed as to the responses that are received, noting that the Borough is not obligated to accept any of the proposals if there is not one that suits the Borough's needs.

Councilman Bernstein explained that the reason behind forming the Vision Committee was to solicit resident input and he expressed that the governing body wants the chosen proposal to be reflective of the community's needs and desires.

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Ms. Laughman inquired whether there were any highlights from the Vision Committee discussions that could be shared.

Mayor White advised that the committee had decided that the best uses for this space are for senior housing, first responder housing, a senior center as well as Borough Hall and community space. She mentioned some of the other options that had been discussed but noted that it was determined that those options were not feasible.

Borough Attorney Wiss expressed that the thoughtfulness that went into this process is reflected in the designation of this property as an area in need of redevelopment. He explained that, by doing so, it has allowed the Borough to retain full control over the process.

Administration:

A. Agenda Review

Mayor White reviewed the Regular Session agenda. She advised that the July 26th Work, Regular and Closed Executive Session Minutes are listed for approval.

She then reviewed the resolutions on the Consent Agenda. She highlighted Resolution #18-196 and explained that this resolution authorizes the second amendment to the Operations and Maintenance Agreement for the water system with Suez Water. She noted that the increase in costs was kept under 2%, cost of overtime for emergency responses was reduced, and the maintenance cap was expanded to include additional items. She thanked both Councilwoman Homan and Ron Kistner, Administrative Officer/Director of Operations, for taking the lead in negotiating this agreement as well as Councilman O'Connell and Mike Vreeland, Borough Engineer, who also participated.

Mayor White advised that Resolution #18-197 authorizes the Allendale Woman's Club Town Wide Garage Sale to be held on September 22, 2018. Mayor White further advised that no garage sale permits will be issued on this date and residents are to be directed to the Allendale Woman's Club if they wish to hold a garage sale on this date.

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.

D. Staff Reports

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

E. Correspondence

There were no correspondence items.

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Adjournment

There being no further business to come before the Mayor and Council, on a motion by Councilman Bernstein, second by Councilwoman Wilczynski, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 8:00 p.m.

Respectfully submitted

Anne Dodd, RMC
Municipal Clerk