

Mayor and Council of the Borough of Allendale  
Work Session Meeting Minutes  
June 11, 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 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 11, 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 7:30p.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 an opportunity at an appropriate time during the 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.”

**Public Comment:**

No one from the public came forward.

**Administration:**

A. Agenda Review

Mayor Bernstein fully reviewed the Regular Session agenda starting with consideration of the May 14, 2020 Work Session minutes. He advised that everyone was in attendance and is eligible to vote.

Mayor Bernstein stated that Ordinance 20-10, an ordinance prohibiting the rental of dwellings for periods of 30 days or less, is set for public hearing and second reading tonight. Councilman Sasso advised that the Land Use Committee had worked to address this quality of life issue, which also straddles a public safety issue. Many communities, including Ridgewood, have adopted similar ordinances already. Allendale is a community of mostly families and working professionals and while this is not a known problem at this time, the committee felt it was best to act now.

Mayor Bernstein discussed Ordinance 20-11, an ordinance amending the Redevelopment Plan for certain properties along West Crescent Avenue, that is listed for introduction tonight. Councilwoman Wilczynski advised that there is volatility in the market amplified by and also directly caused by the COVID-19 pandemic. The committee recently had a productive meeting with the chairman of the development firm, Hampshire Venture Partners, and while the project is

Mayor and Council of the Borough of Allendale  
Work Session Meeting Minutes  
June 11, 2020

continuing to move forward, the plan needs to be amended slightly. Specifically, there will be ten more units built and the back building will remain a warehouse, though everyone is cognizant of truck traffic. The Borough's ordinances are intact and there will be no freight-forwarding businesses allowed. The building will be rented out to two or three tenants and everyone is excited that this project is progressing for the benefit of the Allendale community.

Mayor Bernstein also invited Councilwoman Wilczynski to speak about Resolution 20-141, authorizing the submission of Bergen County Open Space Trust Fund Municipal Program Park Improvement Application for the Crestwood Park Trail Circuit Improvement Project. Councilwoman Wilczynski advised that this resolution is a formality. A letter of intent had been sent in as well and notices advising of tonight's public hearing had been published in the newspaper. This project is to redefine, clear out and improve the series of trails within Crestwood Park. With this being an uncertain time, the Borough is submitting the application and hoping for the best.

Mayor Bernstein thoroughly reviewed the Consent Agenda. He advised the bill list on Resolution 20-142 had been reviewed. Resolutions 20-143 through 20-146, relating to Crestwood Lake, authorized extension of the discount resident rates, adjustments to memberships for financial hardships, refunds of overpayments, and the hiring of staff respectively. He advised that Resolution 20-147 endorses the applications of the AB&G, Restaurant L and Savini's to temporarily serve alcohol outdoors. Resolution 20-148 welcomes back Brian O'Connor as a seasonal DPW employee. Resolution 20-149 extends the current train station rates and parking permits through August 31<sup>st</sup> due to the pandemic. Mr. Wiss spoke in detail about Resolutions 20-150, 20-151 as well as 20-158 which specifically address the Borough's affordable housing obligations with Eastern Christian Children's Retreat and the property at 200 W. Crescent Ave. Resolution 20-152 awards the West Allendale Ave Streetscape Project to Zuccaro, Inc. Councilwoman Wilczynski spoke on Resolution 20-153 which authorizes advertisement of bids for the 230 W. Crescent Ave Remediation Projects to address some contamination in a limited area under the parking lot. She advised that grants have also been applied for as well. Resolution 20-154 authorizes advertisement of bids for the annual paving program including the remainder of Cambridge Dr and High St. Councilwoman Wilczynski explained Resolution 20-155 authorizes a contract with Rockland County for receipt of the Borough's recyclables. Mayor Bernstein conveyed the intent of Resolutions 20-156 and 20-157 was to support the hard-hit business community by streamlining the red tape and temporarily relaxing borough rules regarding outdoor café seating and temporary signage. He thanked the Chamber of Commerce for their collaboration and encouraged everyone to patronize Allendale's businesses.

#### B. Discussion of Amendment to Noise Ordinance

Due to technical difficulties, Councilman Sasso was unable to discuss this agenda item. Mayor Bernstein moved to Council Reports with intention to address this upon the Councilman's return.

#### C. Council Reports

##### **Councilman O'Connell** – Public Safety Committee

Councilman O'Connell advised that OEM met a week and a half ago with a smaller group, but the full group will be invited for their July 14<sup>th</sup> meeting. He reminded everyone to keep a safe distance and wear masks especially as restrictions loosen. The Councilman reported that to date there have been 7,252 calls to dispatch, 657 to "911", 54 to fire and 175 to AVAC. He advised that police training is still suspended and that they are trying to run the Junior Police Academy July 6<sup>th</sup> through 10<sup>th</sup>, provided they can comply with state regulations. He thanked Chief Scherb and the

Mayor and Council of the Borough of Allendale  
Work Session Meeting Minutes  
June 11, 2020

police department, Mayor Bernstein, Ron Kistner, the volunteers and outside agencies for their efforts to put together a plan for the Visibility March, within a matter of days, to keep everyone safe.

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

Councilwoman Homan expressed gratitude to Councilwoman Wilczynski for her dedication to the Borough and shared admiration for the Councilwoman's skillful management of Crestwood, the trails grant, the downtown streetscape project, etc. She also thanked Ron Kistner and his team for making these projects come together. Councilwoman Homan reported that the committee continues work on the PFAS treatment feasibility study with additional data having been provided to Mott MacDonald to help determine the best fit for Allendale of the future. The team has also been looking at workflow for water outside of the Suez contract, determining and evaluating whether there is value in creating shared services with other municipalities for these exclusions. As water is a treasured resource, connecting with other NW Bergen water utilities is important. The next committee meeting has been rescheduled for June 17<sup>th</sup>. Lastly, the Councilwoman reminded everyone of the USRA Coalition's wellness and motivational program available online during June.

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

Councilman Sasso reported that the committee had a special meeting on Tuesday and out of that came Resolution 20-156, which is important for helping businesses get back on their feet. Regarding amendment to the Noise Ordinance, with people being home these past months, noises are being noticed more and this issue is moving to the forefront. Sounds can be detrimental physically, mentally, and emotionally. Councilman Sasso and the committee are looking at ways to improve residents' quality of life. He has been contacted by and spoken to many residents who are concerned about noise. One idea to potentially address this issue that the Councilman wanted to float to the governing body includes possibly shortening the hours for use of noisy power tools one day per week during summer months. After discussion on this and other areas of the noise ordinance for amendment, Mayor Bernstein stated that he would not be in favor of reducing the hours for the summer. Mr. Wiss suggested that the committee draft a proposal for the entire governing body to consider. Councilmembers Homan and Wilczynski agreed with this approach.

Due to time constraints, the reports of Councilmembers Wilczynski, O'Toole and Strauch were addressed during the Regular Session meeting.

D. Mayor's Report

Due to time constraints, this Agenda item was addressed during the Regular Session meeting.

E. Staff Reports

Due to time constraints this agenda item was addressed during the Regular Session meeting.

**Adjournment**

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

Respectfully submitted

Michelle Ryan  
Acting Municipal Clerk