

Mayor and Council of the Borough of Allendale
Work 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 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 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 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:

Kristen Tsarnas, 74 Heights Road, questioned, now that Ordinance 20-11 is passed, if it is possible to see the closed session minutes from April 16, 2020? Mr. Wiss responded that he believes after tonight's agenda, the minutes should be made available before the next Mayor and Council meeting. Ms. Tsarnas continued to ask how the financial terms of the 220/230 deal have changed with the amended plans and when would the public be able to see the financial deal? Mr. Wiss shared that if the amended purchase and sale agreement are passed by the governing body, the financial agreement will be made public shortly thereafter. He continued that the financial parameters have stayed consistent, however there is an escalator provision that has been added and that could potentially increase future revenue. Councilwoman Wilczynski added that the escalator provision correlates with the PILOT. Ms. Tsarnas, was advised in response to a question regarding additional floors, that there is no change to the height parameters. Ms. Tsarnas then asked Councilman Sasso why the traffic report regarding 220/230 would not be shared with the public until after the purchase agreement is signed. She expressed concern with what would happen if the traffic and noise is unreasonable. Mr. Wiss shared that there will be both town and county approval on the traffic report and the developer will present them to the Land Use Board for approval. Mayor Bernstein advised that there is a contingency clause in the contract subject to the approvals.

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Erika Leeuwenburgh, 100 Midwood Avenue, started off thanking the council for all their hard work regarding 220/230. She then asked if it would be possible for the Council to provide a monthly update regarding 220/230. Councilwoman Wilczynski responded saying she thinks that is a reasonable request and explained that this project has many moving parts and posting live updates has been hard. Mr. Wiss explained that the application that is going to be presented to the Land Use Board will likely have all of the information the public desires. Ms. Leeuwenburgh asked if there has been further thought about how to accommodate the rising senior population with 220/230 no longer including that component? Councilwoman Wilczynski responded that the goal of this project was to maintain the character of Allendale while providing an orderly development to safeguard Allendale from builder's remedy lawsuits as well as securing fair share housing obligation up until 2025. Councilwoman Wilczynski continued that this has also allowed Allendale to fulfill a community need by putting in a community/senior center.

Mark Savastano, 22 Vreeland Place, expressed his concerns for the changes in truck traffic, the hours and the number of units. He believes this all has an effect on the quality of the neighborhood. He is worried that if the focus is on the developer and making them happy with the plan it may not be best for those living in the neighborhood. Councilwoman Wilczynski responded saying this plan took a lot of negotiating, give and take, and she is very pleased with the results of the discussion. Mr. Savastano then stated that his concern is more that the original plan that was brought forth to the public is very different from the current plan. He explained his disappointment with not finding out about these changes until it is being voted on. Mr. Wiss said that the original plan in 2018 called for 60 units and has only changed by 10 units and is now at 70. The largest change was eliminating the age restrictions on these units. Mr. Wiss continued that other changes that have been made are looking to limit the truck traffic and he assured Mr. Savastano that at the hearing in front of the Land Use Board all of his questions can be asked and answered.

No other public came forward for comment.

Administration:

A. Agenda Review

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

B. Council Reports

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

C. Mayor's Report

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

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D. 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 Councilman Sasso, second by Councilman O'Connell, and unanimously carried, the meeting was adjourned at 7:59 p.m.

Respectfully submitted

Michelle Ryan
Acting Municipal Clerk