

Mayor and Council of the Borough of Allendale
Work Session Meeting Minutes
June 30, 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 30, 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. The Minutes of May 14th Regular Session, June 11th Work & Regular Sessions and June 17th Special Regular Session are all listed for approval. Everyone was in attendance and is eligible to vote.

Mayor Bernstein stated that Ordinance 20-11 amending the redevelopment plan for certain properties along West Crescent Avenue is scheduled for public hearing and adoption tonight. Mr. Wiss shared the changes to the redevelopment plan that the pandemic has necessitated. After discussions and negotiations with the redeveloper, the major difference between the original and amended plan is that the number of residential units, originally 60, now has been increased to 70. Additionally, the back property’s use will be re-designated as a warehouse facility or a storage facility. Mr. Wiss also provided clarification on the term “non-market units”, a hybrid term to describe both age-restricted and affordable units, which has been removed from the amended plan. He further clarified that the designated “age-restricted units” in the original plan were going to be market priced and would have come with age-restrictions, but after subsequent legal research the Federal Fair Housing Act, a federal law, prohibited the age-restrictions in this type of development.

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He advised that six residential affordable units and three units designated for first responders will remain as originally planned.

Mayor Bernstein thoroughly reviewed the Consent Agenda. He advised the bill list on Resolution 20-160 had been reviewed. Resolutions 20-161 through 20-163 continue the Borough's participation in the Bergen County Community Development Program through fiscal year 2023. Most recently, the Borough received grant funds through this program for the installation of ADA-compliant bathrooms at the Red Barn. Resolutions 20-164 through 20-166 pertain to Crestwood Lake and authorize the hiring of staff, adjustments in membership fees for financial hardships, and refunds to members who overpaid due to a glitch in the system. The next five Resolutions 20-167 through 20-171 all satisfy the requirements of the Borough's affordable housing obligation. Mr. Wiss advised that at the appropriate time there needs to be a motion to remove and then amend Resolution 20-168 from the Consent Agenda. He recommends a fourth point be added to this resolution providing an authorization to pay. Councilwoman Amy Wilczynski thanked him for his attention to the fair housing agreement settlement, noting that many towns are facing lawsuits over similar agreements. The County of Bergen has approved the Borough's application to repurpose a 2018 Open Space grant for Crestwood Lake playground improvements and Resolution 20-172 authorizes Ron Kistner to sign this contract.

B. Council Reports

Councilman O'Connell – Public Safety Committee

Councilman O'Connell advised that the Junior Police Academy will start on Monday, July 6th. A plan to keep everyone socially distanced has been worked out. The OEM monthly meeting is in the process of being scheduled. July 14th is the tentative date for a public safety meeting.

Councilman Sasso – Land Use and Construction Code

Councilman Sasso shared the Land Use Committee has not met since the last Mayor and Council meeting, but mentioned that both he and Councilwoman Wilczynski have been communicating with Northern Highlands to create an Intern Program with the Borough and have one candidate willing to start as soon as possible. He will forward the student's resume to the governing body for review.

Councilwoman Homan – Water, Sewer and Public Utilities

Councilwoman Homan shared that as of Saturday June 27th, Allendale moved into the Phase 2 of water restrictions and implored residents to conserve water. Sprinkler systems for even numbered houses can operate Tuesdays, Thursdays and Saturdays and odd numbered houses on Wednesdays, Fridays and Sundays from 12am to 4am. Hose supply lawn sprinklers can be used 7am to 9am as well as 7pm to 9pm. Monday is a system recharge day. Councilwoman Homan confirmed that this is not the result of something the Borough or Suez is doing, but rather the lack of rain. If the lack of rain continues, there is a likely chance Allendale will enter Phase 3 water restrictions which will add two more days of recharge. The water levels are continuing to be monitored. The committee continues work on interconnect agreements, review of agreements with Suez and the PFAS Treatment Feasibility Study.

Councilwoman Wilczynski – Facilities, Parks and Recreation

Councilwoman Wilczynski shared that 220/230 is ongoing and the committee is very pleased that even with the current market conditions, the developer was still able to work with the Borough. She reported Crestwood Lake is doing well with revenue and that people are cooperating with the social distancing plan approved by OEM. The residents are very grateful the Borough was able to

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open this season. The towel and apparel sales as well as field rentals have also helped supplement revenue this year. The playgrounds are opening July 2nd and sports teams have started with their OEM-approved social distancing plans.

Councilman O'Toole – Administration, Finance and Human Resources

Councilman O'Toole reported that the committee has kept busy with personnel issues and monitoring expenses. He shared that the finance team is thrilled with the Crestwood revenue and feels it has been the right decision. The next committee meeting is scheduled for July 9th.

Councilman Strauch – Public Works

Councilman Strauch reported that he is continually impressed by the DPW, Ron Kistner and all office staff for keeping the town running smoothly during these uncertain times. The compost and recycling center will be open tomorrow and Thursday from 9am to 2pm and will be closed Friday, Saturday and Sunday for the July 4th holiday. He expressed appreciation for the DPW's help with the 2nd "Dine Out in Allendale" event. The Allendale Volunteer Goose Patrol handed out vests this past Sunday and Councilman Strauch shared that a complaint was filed about the goose patrol to borough hall, police department, and high school. He expressed his gratitude to the office staff for the number of permits and work done recently. Councilman Strauch shared that he and Mr. Savastano delivered a large amount of Styrofoam to a recycling facility last week and they hope to implement Styrofoam recycling in Allendale in the near future.

C. Mayor's Report

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

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 O'Connell, second by Councilwoman Wilczynski, and unanimously carried, the meeting was adjourned at 8:00 p.m.

Respectfully submitted

Michelle Ryan
Acting Municipal Clerk