

LAND USE BOARD  
BOROUGH OF ALLENDALE  
500 West Crescent Avenue  
Allendale, New Jersey 07401

A Regular Meeting of the Allendale Land Use Board was held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on October 18, 2023. The meeting was called to order at 7:32 PM by Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Vice Chairwoman Bergen  
Board Member Putrino  
Board Member Kistner  
Board Member Dalo  
Chairman Sirico  
Mayor Wilczynski  
Alternate Warzala

**ABSENT:**

Councilman Daloisio  
Alternate Butler

The following individuals were also present:  
Board Attorney, Christopher Botta, Esq.  
Board Engineer, Michael Vreeland  
Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Board Member Putrino, seconded by Board Member Kistner, that the Minutes of the September 18, 2023 and September 20, 2023 Land Use Board Meetings be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo - aye, Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye.

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### **RESOLUTIONS**

Application File No.: LUB 2023-08  
Resolution No.: 23-18  
Applicant: Allendale Senior Housing Corp.  
Address: Cebak Court, Allendale, NJ 07401  
Block: 1708      Lots: 1 & 9  
Proposal: Preliminary & Final Site Plan approval

A motion to adopt the resolution was made by Board Member Putrino – aye, seconded by Mayor Wilczynski. Roll Call: Board Member Bergen – aye, Board Member Putrino – aye, Vice Chairman Sirico – aye, Alternate Warzala – aye. Councilman Daloisio and Mayor Wilczynski are recused from this application.

Application File No.: LUB 2023-06  
Resolution No.: 23-19  
Applicant: Barry Poskanzer  
Address: 40 & 42 Carteret Road, Allendale, NJ 07401  
Block: 1503.01      Lots: 15 & 14  
Proposal: Minor Subdivision – realignment of lot line.

A motion to adopt the resolution was made by Mayor Wilczynski, seconded by Vice Chairwoman Bergen. Roll Call: Vice Chairwoman Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye.

Application File No.: LUB 2023-09  
Resolution No.: 23-20  
Applicant: Giuseppe & Alexandra DePinto  
Address: 20 Stone Fence Rd., Allendale, NJ 07401  
Block: 1503      Lot: 16  
Proposal: Single story rear addition to the kitchen & dining area. Pursuant to Code 270-37(A) 2

A motion to adopt the resolution was made by Vice Chairwoman Begen – aye, seconded by Board Member Dalo. Roll Call: Board Member Bergen – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczvnski – aye, Alternate Warzala – aye.

Application File No.: LUB 2023-07  
Resolution No.: 23-21  
Applicant: Russell & Lisa Young  
Address: 101 E. Orchard Street, Allendale, NJ 07401  
Block: 1901      Lot: 11  
Proposal: Addition and renovation. Pursuant to Section 37(A)2 and 270-64B(2)

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A motion to adopt the resolution was made by Board Member Putrino – aye, seconded by Board Member Kistner. Roll Call: Board Member Putrino – aye, Board Member Kistner – aye, Vice Chairman Sirico – aye, Alternate Warzala – aye. Board Member Dalo is recused from this application.

### **PUBLIC HEARINGS**

Application File No.: LUB 2023-05

Applicant: Michael Zeoli & Samantha Danubio

Address: 41 Elmwood Avenue, Allendale, NJ 07401

Block 2009 Lot: 4

Application: Two story addition in rear and side yards. Pursuant to Section 270-37A.

**(carried from the meeting of September 20, 2023)**

Chairman Sirico read a letter into the record, received from the Architect, John Ferraro, stating that the applicant has eliminated all variances and the application is being withdrawn without prejudice.

Application File No.: LUB 2023-10

Applicant: Allendale Steak House/READ Properties, LLC

Address: 95 West Allendale Avenue, Allendale, NJ 07401

Block 1809 Lots: 3 & 4

Application: Converting a former bank into a restaurant. Pursuant to 147-7A Change of Use.

Mark Madaio, Esquire, 29 Legion Drive, Bergenfield was sworn in and his credentials accepted by Chairman Sirico. Mr. Madaio stated Mr. Randazzo may be late tonight so I am covering for him.

Chris Botta stated the address in the notice stated 95 W. Allendale Avenue, it should be 90 W. Allendale Avenue. This is not a variance application, it is a change of use.

Chris Botta stated I am not concerned as the Block and Lot are all that is required.

Chris Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Mr. Madaio stated this is a permitted use and we are here to give information and answer questions.

This is a 100 year old bank building and we plan on keeping the basic look. The restaurant across the street will be moving here causing the Change of Use.

Matthew Evans, Evans Architect, 470 Chamberlain Avenue, Paterson was sworn in and his credentials accepted by Chairman Sirico.

Mr. Evans stated this lot is Lot 3, not Lots 3 & 4. The existing structure is about 31 feet by 56

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feet. The access and parking and handicap parking is in the rear of the building. There are 6 spaces.

#### **Exhibit A1-plan**

Sheet SK2-shows the first floor plan, mezzanine, basement and floor plan. The interior will be reconfigured. There will be two handicap bathrooms. On the first floor the bath and kitchen and the seating area are about 50% each. The bath and kitchen are in the rear and seating is in the front. The front stair is for clients and rear stair is egress and there is a third stair in the rear. We will comply with the building and fire codes. The egress is included in this plan. The first floor includes 42 seats, the second floor has 70 seats. The ordinance for parking requires, per code, 38 parking spaces. The basement plan includes storage, mechanical room, walk-in box, and mop sinks. The building is not sprinklered but we will provide if necessary. The waste will be discussed by the owner. The owners also own the restaurant across the street.

Page 3 - we propose to keep the existing façade look. The windows and main entry will remain. A fire exit door is proposed.

Chairman Sirico asks for questions from the Board.

Board Member Putrino asked what happens with the garbage if the ownership changes and one of the restaurants sells? Also, will there be a stairlift for upstairs?

Mr. Evans stated this is not required by code.

Board Member Putrino stated I'd like to see you consider a stairlift.

Mr. Madaio stated we will consider it.

Mr. Madaio stated in the Engineer's letter, 4.6 asked about colors. The existing brick will be washed and windows will be replaced with a similar type. The architectural features will remain. HVAC will be replaced on the rooftop. Sewer service will be inspected. No generator is proposed. Mechanicals will be upstairs and in the basement. Water service is sufficient for the restaurant. All health requirements will be complied with. The egress door on Maple Street will not require a ramp, it is level with the sidewalk.

Mike Vreeland stated my questions have been addressed. There may be a need for sprinklers. He asked if there is any signage proposed?

Mr. Madaio stated yes, but we do not have anything yet, we will comply with the code or come back to the Board for approval.

Mr. Evans stated the existing lighting will remain. We don't want to create any visual pollution. There may be accent lighting on the exterior but nothing is proposed.

Mike Vreeland stated the codes for off street parking are in my letter. There is a commuter lot that is used at different hours.

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Mayor Wilzynski stated the commuter lot is free, at certain times, and we are going to get a sign that is very visible. We are addressing that and there are 135 parking spaces there.

Mike Vreeland stated the code contemplates a need for parking but it needs to be revisited.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Mayor Wilzynski asked where will the sign be?

Mr. Rini Veseli, owner, stated the sign will be at the front entrance. Storage will be in the basement. Trash will be fenced in and there will be a bigger dumpster. This gets picked up 2-3 times per week. The landlord will handle the trash issue if one of the restaurants sells. We share a dumpster with the other tenants across the street.

Mr. Madaio stated if one restaurant sells, we would have to comply with the code. There's 2 dumpsters – one for recycling and one for garbage. They are 8 yards each. Right now they come 2 times a week, we could add a pick-up day and another dumpster if necessary. Garbage is inside until it is picked up. Supplies are delivered in the morning – we receive deliveries for dairy, vegetables and fish. Deliveries are made in the parking lot. Valet parking may be proposed – the cars would be parked behind Mezza Luna and in the municipal lot.

Board Member Kistner stated I am the Director of Operations and we've never had an issue at this location.

Chairman Sirico asked about the valet parking – Allendale is very busy.

Mr. Veseli stated we used to do it but stopped during Covid.

Mr. Madaio stated if we do valet parking, we'd comply with the Borough.

Chairman Sirico stated the sprinklers need to be complied with and the Construction Code Official.

Chairman Sirico asked for questions from the Board.

Vice Chairwoman Bergen asked what will happen with the old Allendale Steakhouse?

Mr. Veseli stated maybe a breakfast and lunch and then the parking could be used there also.

Mr. Vreeland asked about the streetscape.

Board Member Kistner stated it will continue.

Chairman Sirico asked for questions from the public.

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A motion to approve the application was made by Mayor Wilczynski, seconded by Board Member Putrino. On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Board Member Putrino – aye, Board Member Kistner – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye.

## **OPEN TO THE PUBLIC FOR COMMENT**

Mayor Wilczynski stated the same contractor, Dinallo Construction, that built the apartment units won the bid and will be building the community center. The work has begun. The units should be ready to rent in January 2024.

Our next LUB Meeting will be on November 13<sup>th</sup>, not November 15, 2023 due to the League of Municipalities.

## **ADJOURNMENT**

On a motion by Board Member Putrino, second by Board Member Kistner, with all members present voting in favor, the meeting was adjourned at 8:39 PM.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Land Use Administrator