

June 19, 2014

A regular meeting of the Allendale Planning Board was held in the Municipal Building on June 19, 2014. The meeting was called to order at 8:05 PM by Mr. Sirico who is the Vice-Chairman. The requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Barra, Mr. Sasso, Mr. Walters, Mr. Sirico, Ms. Sheehan, Mr. Zambrotta, and Mr. Scherb. Mr. Quinn, Mr. O'Connell, and Ms. Checki were absent.

On a motion from Mr. Walters, seconded by Ms. Sheehan, the minutes from April 17, 2014 were approved. On a motion from Mr. Sasso, seconded by Ms. Sheehan, the minutes from May 12, 2014 were approved. Mr. Zambrotta abstained from voting as he wasn't present at that meeting.

The matter before the Board was a concept review for a minor sub division for the property located at 38 Elm Street, Block 1809, Lot 11. Christine Van Teyens was the property owner. Robert Weissman was the engineer from Weissman Engineering Company located at 686 Godwin Avenue in Midland Park. Mr. Weissman explained that they were before the Board to get some advice on a minor subdivision for Ms. Van Teyens lot. Mr. Sirico asked if they had received Mr. Yakimik's letter of June 16th and Mr. Weissman said yes. Mr. Weissman stated that they would be looking for some minor variances. Mr. Weissman continued with Ms. Van Teyens' house favors the west side of the lot and they would build another house on the east side. Her home is a single family and they would build another single family home. They would need a frontage width variance for the seventy-five feet where one hundred feet is required. The new home being built would be in compliance with the setbacks, coverages, and floor area ratio. Mr. Weissman was not aware of the minimum building area of the enhanced side yard setback requirement so they would be asking for a variance for that part. The impervious variance was not needed so they would be asking for the same amount of variances. Mr. Weissman said they had pictures to show the Board that Ms. Van Teyens took of her property. The open area is what they are hoping to develop. There are some existing nonconformities with the current dwelling. They are thinking of relocating the shed. The stream is in the back and part of the neighboring property and when building the new home they will respect the fifty foot buffer from the wetlands. If the Board looks favorably on this proposal they will come in with a planner to testify and will explain about the adjoining properties and the lots in the neighborhood. Mr. Weissman stated that this subdivision will not impact the surrounding properties.

Mr. Sirico reminded the Board that this was just a concept review and nonbinding with no voting. Mr. Walters added that it was just a discussion and Mr. Sirico agreed. Mr. Sirico declared that Mr. Yakimik wasn't there that evening so he could discuss the letter of June 16th with the Board if needed. Mr. Barra wanted to make sure that Mr. Weissman had a copy of the letter and Mr. Weissman did. Mr. Weissman said he tried to synopsize the letter in his brief

statement. Mr. Weissman described a couple more things in detail for the Board. The coverage variance goes away so they are looking for the same number of variances. The coverage of the existing lot is 55.45 for the single family home. Both lots will require a variance for lot width as 100 feet is required where seventy-five feet for each lot is being proposed. A variance is needed for the lot area as 9687.4 feet is proposed and 10,000 feet is required. Mr. Sirico stated that there are other homes on the street that have similar lot sizes and Mr. Weissman said that they would have a planner provide testimony if they decide to proceed with the application in the future. He added that there are a few two family homes and that the street is a mixed use area. Mr. Barra asked for information on the lot width sizes for lots six through nine. Ms. Van Teyens passed out tax maps to the Board members. Mr. Weissman discussed the sizes and they were as follows: lots six and seven were 52.5 feet, lots eight and nine were 60.5 feet, lot ten was 863.67 feet, and lot twelve was seventy-six feet.

Mr. Walters commented that Ms. Van Teyens house was very far to the left side of the lot and Ms. Van Teyens agreed. Mr. Walters asked if a variance would be needed for the shed but Mr. Weissman said they would relocate the shed and Ms. Van Teyens said they might even get rid of it. Mr. Sasso inquired if she was just building the other house to the right of the property and Ms. Van Teyens said yes and that the new home will conform to the setbacks. Mr. Walters asked if she was moving into the new home and she said no that she would be living in the current home and placing the new home up for sale. Mr. Sasso questioned why the house was built so far to the left and Ms. Van Teyens said she didn't know but she traced the deed back to 1893. Mr. Sasso commented that it might have been a farm at one point and Ms. Van Teyens said there is a barn on the property.

Mr. Walters asked Mr. Barra about the sewer moratorium but Mr. Barra said it was not sewer but water and this was being demanded by the New Jersey Department of Environmental Protection (DEP). Mr. Barra explained that no new building can take place because of the water allocation but after meeting with the DEP he knows that they are mainly concerned about larger developments and not about a single home. The Board would have to put a condition in the Resolution on the basis of DEP approval. Mr. Barra remarked that the Town did have a similar subdivision on Mallinson Street and the DEP gave them no problems with putting in one home. Ms. Sheehan asked if Allendale would have problems if they put in more special needs housing. Mr. Barra replied that there could always be exceptions to the rule but he didn't think Allendale would be putting in more special needs housing in the future as they already had thirty-seven units. However Allendale might put in senior housing at some point. Mr. Barra said that the DEP would not allow another Whitney type of development at this time. He was not sure if a larger development of five, twenty-five, or fifty homes would qualify as a larger development under DEP guidelines. Allendale, Ramsey, and a few other towns are under this moratorium. They changed the way in which water allocation was being done. If every town uses the maximum allocation allowed then there wouldn't be enough water. Allendale has not had any applications yet for a larger development so they don't need to worry at this time. But if an

application does come in the applicant will need to get permission from the DEP. Mr. Walters asked about Calvary Lutheran Church and the development that is to go behind it and Mr. Barra said that they were pre-existing and grandfathered. Mr. Sirico inquired about the Whitney and Mr. Barra replied that they were part of the calculations too.

Mr. Barra asked if there would be problems in terms of the stream in the back and Mr. Weissman said that they can respect the fifty foot buffer. Mr. Sirico asked about the location of the stream and the culvert and Ms. Van Teyens said that the stream is behind her house and lots nine through twelve and the culvert is at the intersection of Elm Street and Franklin Turnpike. Mr. Sirico inquired about a wall on her property. Ms. Van Teyens responded that there is a low mason wall between her property and the neighbor's property and that it had nothing to do with the stream. Mr. Sasso questioned if the stream was part of the Fell House which is behind the property on Elm Street and the answer was yes. Mr. Walters asked about the footprints of the homes. The existing house is about 3500 square feet and the new house would be around 1200 square feet. Mr. Sasso asked if it would go before the Zoning Board too or just the Planning Board and Mr. Dunn responded that it would just go before the Planning Board. Mr. Sirico asked if there would be a catch basin for drainage but Mr. Weissman said there were no drainage problems.

Mr. Barra asked if the house was zoned as a two family home but Ms. Van Teyens said that it is a single family in a two family zone. Mr. Barra asked if the Board could request a condition in the Resolution to have the applicant make the new home a single family dwelling and have the existing home remain a single family residence as well. Mr. Weissman responded that they planned on having two single family homes. Mr. Dunn said that the Board could make it a condition that the current home remain single family and that the new home be single family too. They could put a deed restriction on the properties and he felt it could be requested because of the variances. Mr. Walters felt it needed to be done with this application otherwise both homes could be changed someday into two family homes and then what would the Board have accomplished. Mr. Sasso added that there would also be an impact on the water. Mr. Dunn stated that it could be a detriment to the zone if both were made into two family homes. Mr. Weissman agreed to have a planner so the Board could find out more about the community and the widths of the local properties. Mr. Dunn said they should really determine a hardship or a benefit to the property and the zone and present this to the Board when they file an application. Mr. Dunn said he understood that this was just a concept review and that the Board would not be voting on it that evening. Mr. Weissman felt the new home would benefit the property as there was enough room on the lot for another home. Mr. Weissman said he appreciated the Board's input. Mr. Walters said that subject to the evidence he was interested in seeing the application being brought in front of the Board in the future. Ms. Sheehan asked if they were going to make the home look like the others in the neighborhood and Mr. Weissman said that because Ms. Van Teyens lives there she will control what the other home looks like in keeping with the neighborhood and Ms. Van Teyens agreed. Mr. Dunn asked if an adjacent property owner who

has a nonconforming property would want to buy it as they could always put this in as part of hardship for the future presentation. Mr. Sirico asked for any more comments from the Board but there were none. Mr. Weissman and Ms. Van Teyens thanked the Board for their time.

Mr. Sirico asked if Mr. Sasso had anything from the Land Use Committee. Mr. Sasso updated the Board on Pastafino. The Town is still doing an inter-local search for the Code Official. The Committee is updating its deer ordinance.

Mr. Sirico asked about a letter that the Board received about properties on Boroline Road and Mr. Barra said it is a standard request and the Board did not have to do anything that evening. A company that is currently in Oakland is looking to move to Allendale. The company officials have met with Allendale's officials to see if they would be welcome in town. They are a medical research company and will need some clean rooms. They are taking over an entire building on Boroline Road and a business which is currently in that building will be moving to another building on the site. Parking will not be an issue for the new company.

On a motion from Mr. Barra, seconded by Mr. Walters, the meeting was adjourned at 8:50PM.

Respectfully submitted,

Diane Knispel