

**6RESOLUTION  
LAND USE BOARD  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NJ**

DATE: August 18, 2021

RESOLUTION# LUB 21-16

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen					X	
Daloisio						X
Davis						X
Kistner		X	X			
Lovisolio						X
Councilman Sasso						X
Sirico	X		X			
Mayor Bernstein						X
Chairman Quinn			X			
Yaccarino – Alt. #1			X			
Forbes – Alt. #2			X			

Carried  Defeated  Tabled

RESOLUTION 21-16

LAND USE BOARD OF THE BOROUGH OF ALLENDALE  
RESOLUTION APPROVING  
APPLICATION FOR VARIANCE FOR CHRISTOPHER AND MARY ANN  
MARRONE  
BLOCK 1406, LOT 7  
(a/k/a 32 STONE FENCE ROAD)

WHEREAS, the applicant, CHRISTOPHER AND MARY ANN MARRONE, the owners of the property located at 32 Stone Fence Road, known as Block 1406, Lot 7 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, applied to the Land Use Board of the Borough of Allendale in an application dated June 22, 2021 for approval of a variance for a proposed addition to the premises, which is located in the AA zone, from the Allendale Code, Zoning; and

WHEREAS, the application seeks a variance since the property is pre-existing non-conforming and the addition as proposed would result in a 4.6 foot encroachment into the required

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side yard setback, due to the enhanced setback requirements imposed by Code based on the square footage of proposed improvements.

**WHEREAS**, the application specifically seeks approval to construct a rear one story addition, front portico, deck reconfiguration and conversion of a screened porch to living space; and

**WHEREAS**, the application seeks specific variance relief for side yard encroachment; and

**WHEREAS**, the Land Use Board considered the matter at the July 21, 2021 regular meeting of the Land Use Board at which time the applicants personally appeared and testified;

**NOW THEREFORE BE IT RESOLVED** by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.

2. The property is located at 32 Stone Fence Road, known as Block 1406, Lot 7, on the Tax Map of the Borough of Allendale. The property is located in the AA residential zone. The application was in evidence.

3. As part of the application, the applicant submitted Architectural Plans prepared by JMA Architects, AIA, dated May 6, 2021, a property survey prepared by Behre Associates, dated December 17, 2019, the June 7, 2021 letter from the Allendale Code Official, various photographs and correspondence. These plans and exhibits were in evidence and reviewed and examined by the members of the Land Use Board.

4. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant and prepared a Memorandum dated July 10, 2021. The Memorandum was in evidence and reviewed and examined by the members of the Land Use Board.

5. A variance is required because this property located in the AA residential zone, due to the structure in place and proposed enlarged floor area, requires minimum side yard setbacks of 30.1 feet. The present right-side yard setback is 25.5 feet. The proposed addition would result in a right-side yard setback of 25.5 feet, which presently exists and is pre-existing non-conforming.

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6. The proposed addition will include a rear one story addition, front portico, deck reconfiguration and conversion of a screened porch to living space.

7. The applicants were sworn and testified as to the existing conditions of the property, and that the applicants were seeking to construct an addition to the home to better accommodate their family. Any improvements on the property would require variance relief, due to the pre-existing non-conformity of the side yard setback. The proposed addition would add a rear one story addition, front portico, deck reconfiguration and conversion of a screened porch to living space add. The proposed addition would not increase the current right side yard encroachment. They testified that there was adequate screening on the side of the property with existing landscaping, and that the application did not call for the removal of any existing buffer screening or trees on the property. All other bulk requirements and setbacks are in full conformance with the existing Zoning code. The addition would be aesthetically pleasing to the property, consistent with the existing style and design of the premises, functional for the family and shielded from neighbors by existing vegetation which would remain. Alternative plans which would not require variance relief were considered but not deemed feasible. The applicants also testified that there would be no impact on any surrounding properties or the zone, since there would be no expansion of the presently existing non-conforming condition, and that the benefits of the variance relief would outweigh any detriments. They also testified that the addition would actually be an improvement to the zone.

8. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant and prepared a Memorandum dated July 10, 2021. The Memorandum was in evidence and reviewed and examined by the members of the Land Use Board. Mr. Vreeland also provided testimony relative to the application to the Land Use Board, and testified that the proposed improvements would have no negative impact on the zone nor visual impact from the street, and that it appropriately blended in with the existing neighborhood. He also testified as to drainage conditions and recommended drainage elements be incorporated into the renovation. The applicant specifically agreed to incorporate the recommendations of the Borough Engineer's review letter and testimony into the renovation plans.

9. No members of the public appeared in connection with the application.

**BE IT FURTHER RESOLVED**, based upon the factual and legal evidence, testimony and contentions set forth herein, that the Allendale Land Use Board hereby grants the applicant's request for a variance for side-yard setback relief, and to permit the additions as proposed in the application; and

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**BE IT FURTHER RESOLVED** that the Allendale Land Use Board hereby determines that the variance hereby granted constitutes a variance under N.J.S.A. 40:55 D-70C.(1) and N.J.S.A. 40:55 D-70C.(2); and

**BE IT FURTHER RESOLVED** that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant, the applicant's architect and the Borough Engineer, in connection with the testimony that the applicant is entitled to a variance, due to the unique nature of the property, namely the pre-existing non-conformity on the property and placement of the structure on the property (N.J.S.A. 40:55 D-70C.(1)), and due to the fact that the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and that the benefits would outweigh any detriment to the public good (N.J.S.A. 40:55 D-70C.(2)).

Specifically, the application (1) relates to the specific piece of property at 32 Stone Fence Road; (2) the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement by allowing the 25.5 foot side yard setback to remain in this instance to construct a rear one story addition, front portico, deck reconfiguration and conversion of a screened porch to living space, and since the aesthetics of the property will be improved; (3) the variance can be granted without substantial detriment to the public good since it will have no negative impact on the surrounding properties or the zone; (4) the benefits of the deviation (or continuation) to permit the addition will substantially outweigh any detriment and (5) the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance, since it will be consistent with the zone plan. As such, in this instance, the granting of the variance will benefit the

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community in that it represents a better zoning alternative for the property than would a strict adherence to the Zoning Code.

**BE IT FURTHER RESOLVED** that the Allendale Land Use Board hereby grants approval of the requested variance, subject to the following conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, shall be paid in full to the Borough of Allendale by the applicant.
- B. Applicant and his professionals shall work with the Borough Engineer in the event that any field adjustments shall be required for the proper construction of the proposed addition, including any adjustments to drainage, connection with seepage pits, stormwater management, tree removal and soil movement, so as not to negatively impact any surrounding properties.
- C. Applicant shall prepare and submit an "As-Built" survey plot and plan as a condition of issuance of a Certificate of Occupancy.

**BE IT FURTHER RESOLVED** construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicants and their professionals and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney

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and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

Approved:

ALLENDALE LAND USE BOARD



\_\_\_\_\_  
KEVIN QUINN, Chairman

Attest:



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JOSEPH DALOISIO, SECRETARY

MICHAELA SIRICO *vice chairman*

Adopted: August 18, 2021