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 May 17, 2023. The meeting was called to order at 7:35 PM by Vice Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Vice Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Board Member Bergen

Councilman Daloisio

Vice Chairman Sirico

Mayor Wilczynski

Alternate Warzala

Alternate Butler

**ABSENT**:

Board Member Dalo

Board Member Kistner

Chairman Quinn

Board Member Putrino

The following individuals were also present:

Board Attorney, Christopher Botta, Esq.

Board Engineer, Joseph Vuich, VanCleef Engineering

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Mayor Wilczynski, seconded by Board Member Bergen, that the Minutes of the March 15, 2023 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Councilman Daloisio – aye. Vice Chairman Sirico – aye, Mayor Wilczynski – aye, Alternate Warzala – aye, Alternate Butler – aye.

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**RESOLUTIONS**

Application File No: LUB 2022-04

Resolution No: 23-15

Prior Resolution of Approval: 22-13

Applicant: Charles & Pamela Stock

Address: 210 E. Crescent Avenue, Allendale, NJ 07401

Block: 507 Lot: 4

Proposed: Extension of Time for Variance Approval

A motion to adopt the resolution was made by Councilman Daloisio – aye, seconded by Board Member Bergen, Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Vice Chairman Sirico – aye, Mayor Wilczvnski – aye, Alternate Warzala - aye, Alternate Butler – aye.

**PUBLIC HEARINGS**

Application File No: LUB 2023-04

Applicant: 115 West Crescent, LLC

Address: 115 West Crescent Avenue, Allendale, NJ 07401

Block: 507 Lot: 4

Proposed: Minor Subdivision Approval

**(carried from the meeting of March 15, 2023)**

Vice Chairman Sirico stated this application has been withdrawn by the applicant.

Application File No: LUB 2023-05

Applicant: Michael Zeoli & Samantha Danubio

Address: 31 Elmwood Avenue, Allendale, NJ 07401

Block: 2009 Lot: 4

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

Chris Botta stated this application requires a D4 variance for increase in FAR. We need a majority of 5 members present to vote. Tonight we only have 4 members that are able to vote on this. Mayor Wilczynski & Councilman Daloisio cannot vote on a D variance. We are going to adjourn the meeting until June 21st, 2023. There’s no need to renotice or send out any new notices.

Vice Chairman Sirico stated this application is being carried to the meeting of **June 21, 2023**.

Application File No.: 2023-07

Applicant: Brookside Middle School

Address: 100 Brookside Avenue

Block: 1603 Lot: 1

Application: Courtesy Review – Cafeteria Renovations

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Chris Botta stated Municipal entities have a right to build on their property. The schools don’t have to apply for variances. There is not vote for approval or denial.

Kevin Settembrino, Arhitect and Michael Barcadepone, Superintendant of Schools were sworn in.

Brookside School drawings were shown on the board. Mr. Settembrino stated this is an aerial view of the courtyard. The shaded area shows the interior renovations.

Mr. Barcadepone stated the students are involved with the choices that needed to be made. The students are interested in an outdoor area to eat. The external part is an outside cafeteria behind a 6 foot wall. The cafeteria will have floors, chairs, seats and USB ports. There will be a new E sports area and competitive gaming. There will be an after school club and high level competitive gaming for 10-12 students. There will also be a glass wall for parents to watch.

E sports is sporting games, team building games and it is played electronically. Soccer can be played on a large screen.

Vice Chairman Sirico asked if this will be for grades 4 through 8?   
  
Mr. Settembrino stated yes.

Vice Chairman Sirico asked if other schools are participating.

Mr. Barcadepone stated so far Harrington Park and Upper Saddle River are participating.

Councilman Daloisio asked where will the parking be that is being taken away?   
  
Mr. Barcadepone stated the spots are numbered, the custodians are going to park on the gravel area.

Board Member Bergen asked how long is the lunch break?

Mr. Barcadepone stated 42 minutes.

Mr. Settembrino stated the exterior work is proposed to include a 7-8 foot wall parallel to the front of the existing school and will meet the addition on the side. There will be egress doors with panic devices. There is also a ramp from the current cafeteria addition to the courtyard. We have a civil and electrical engineer on board and an environmental consultant. The courtyard will be made of pavers with plantings and seats with retaining walls, loose tables and a shade structure. There will be post lights for events. This is an open air courtyard. We maintain all of the school’s egress. There is no roof over this area but it is protected and secure.

Councilman Daloisio asked this is a nice project, is it structurally sound?

Mr. Settembrino stated yes, we have a civil engineer who designed this. The wall is 8 inch

concrete solid masonry block with filled rebar. This is a retaining wall.

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Vice Chairman Sirico stated cars are parking nearby.

Mr. Settembrino stated the parking spaces have been eliminated and there is a curbed planting bed in front of it.

Alternate Warzala asked if the students will be outside in the ice and snow?

Mr. Barcadepone stated no.

Vice Chairman Sirico asked for any other questions from the Board. There were none.

Application File No.: 2023-08

Applicant: Hillside Elementary School

Address: 89 Hillside Avenue

Block: 1102 Lot: 14

Application: Courtesy Review – Exterior Improvements

Mr. Settembrino stated this is a renovation at the rear of the school.

Mr. Barcadepone we need more space, there is very little grass area. Lunchtime is limited with the space that we have. The proposal at the back of the school is to add grass, upgrade the playground, section by grade and the student will be involved with the amount of grass and games. The storage areas will be taken away for more space. Revised traffic patterns, including the addition of a circular drive and the elimination of the pass through to the front of the school, have been discussed with the Chief of Police.

Mr. Settembrino stated the renovation area is all behind the school. Some parking is being removed. The playground will be in the rear. The green space will be increased. A play area and basketball area will be constructed. An exterior shade structure will be added. This is very preliminary.

Councilman Daloisio asked will you be making sure a fire truck can make that turn?

Mr. Settimbrino stated yes, this is all preliminary.

Councilman Daloisio stated this is a nice project.

Mr. Barcadepone stated there were 324 people at our AFEE auction, there was an applause by the parents when this was presented to them.

Councilman Daloisio I recommend this be shown to the Fire Chief and all emergency personnel.

Chris Botta asked if the wooded area will remain?

Mr. Settimbrino stated yes, we will be making sure we have no DEP issues.

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Councilman Daloisio asked if you plan to light the areas? There are neighbors.

Mr. Barcadepone the Board of Education needs to get involved with this and make decisions.

Vice Chairman Sirico asked if there are any comments from the Board.

We thank you for your time and listening and listening to our comments.

Mr. Settimbrino stated we’d ask for a letter to the DOE stating that you have reviewed these proposals.

Chris Botta stated we will do that.

**OPEN TO THE PUBLIC FOR COMMENT**

Mayor Wilczynski stated 220 W. Crescent Avenue is still looking to coordinate footing and foundation. We are going back and forth. A HUD grant has been received in the amount of $750,000. The library and Borough Hall will remain as is in their present location.

Alternate Warzala stated I have people asking if the court in this new building is available for recreational use.

Mayor Wilczynski stated yes, it will be managed. This will be for use by Allendale residents. It can be used for recreation practices.

Relative to the apartment area, there could have been 300 units, but it is at 70 units.

Vice Chairman Sirico stated PSE&G has worked on my block replacing/upgrading the gas lines and has done a great job.

**ADJOURNMENT:**

On a motion by Councilman Daloisio, second by Board Member Bergen, with all members present voting in favor, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo