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 February 16, 2022. The meeting was called to order at 7:31 PM by Chairman Quinn who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Quinn led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Board Member Bergen

Secretary Daloisio

Board Member Davis

Board Member Kistner

Councilwoman Lovisolo

Board Member Yaccarino

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Forbes

**ABSENT**:

Alternate Putrino

The following individuals were also present:

Board Attorney, Chris Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**RESOLUTIONS:**

Application File No: LUB 2022-01

Resolution No.: 22-10

Applicant: Paul Sprunk

Address: 78 Hamilton Street, Allendale, NJ 07401

Block: 1005 Lot: 12

Proposed: Construct a master bedroom over the existing garage with renovations to the second floor only. Pursuant to Sections 270-37(A) 2 and 270-64C (2)

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A motion to adopt the resolution was made by Board Member Yaccarino, seconded by Board Member Davis. Roll Call: Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Forbes – aye.

**PUBLIC HEARINGS:**

Application File No: LUB 2022-03

Applicant: John & Christina Jasko

Address: 321 Brookside Avenue, Allendale, NJ 07401

Block: 1406 Lot: 15

Proposed: Addition to kitchen, dining room, new rear deck, and new roof over front porch. Pursuant to 270-37A(2), 270-64B (2) 270-54A & 270-54B.

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

Mr. and Mrs. Jasko and Mrs. Mary Scro, the Architect were sworn in by Chris Botta.

Mrs. Scro stated we are looking to add onto the existing home. On the first floor the proposal is to bump out the kitchen, relocate the powder room and add a shower. In the front of the house we are adding a column to the existing overhang and also adding a roof over the dining room window. We are here tonight for front yard, side yard and building height variances. They are on a small lot that is triangular in shape. The required height is 35.6 and we are proposing 36.66 with 35.6 the currently existing height. The side yard setback on the left is 3 feet and on the right it is 19.3. We are not changing this. We are in conformance with the FAR. This addition is within keeping of the surrounding neighborhood. This is a C1 variance. We did our best to keep the addition within the setbacks.

In response to Mike Vreeland’s report, the existing landscaping will remain. There will be exterior lighting as required by the exterior doors. We will comply with all of Mike Vreeland’s requests in his report.

Mike Vreeland stated Mrs. Scro has addressed all of my comments.

Mrs. Scro stated the exterior siding will be in keeping with the existing siding.

Chairman Quinn stated I’m concerned with the height exceeding the limits for homes.

Mrs. Scro stated we are following the slope of the land to the rear of the home. We are only adding to the first floor at 24 feet. This is not visible from the street.

Chairman Quinn asked for questions from the Board.

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Councilwoman Lovisolo asked if they are raising the roofline?

Mrs. Scro stated no.

Board Member Daloisio asked if anything can be done about the height.

Mrs. Scro stated no, and nothing is visible from the street.

Chairman Quinn asked for questions from the public.

Hearing none, he brought it back to the Board.

Chris Botta stated the hardship has been testified to. The Resolution of approval would have the usual conditions – work with the Engineer to make sure there is no run-off and comply with the Borough Engineer’s report.

Chairman Quinn stated we should add to the Resolution that the Board is approving because of the uniqueness of the lot and the topography of the lot sloping away from the house to the rear yard.

Councilwoman Lovisolo stated I’d like it put on record that the Land Use Board are “sticklers about height” and that is to make sure we don’t have homes looming over the neighbors, but since Mary Scro assured us that they weren’t raising the roofline and the street view and neighbor view stays the same, I am voting yes.

A motion to approve the application was made by Secretary Daloisio, seconded by Board Member Davis. Roll Call: Board Member Bergen, Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the March 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-04

Applicant: Charles & Pamela Stock

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

Block: 507 Lot: 4

Proposed: Attach garage to house and expand above the garage. Pursuant to 270-64 (B)2

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

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Chris Botta swore in Mr. and Mrs. Stock and Mr. Vincent Lano, the Architect.

Mr. Lano stated we are here for a hardship variance. The proposal is for the connection of an existing non-conforming structure (single car garage) to the house. We also would like to slightly enlarge the garage

and pull it forward four feet to provide some storage space. There is a hardship due to the AA zone and our lot is 19,000 square feet (26,000 for the zone) and the width requirement is 130 feet and we are 95 feet.

Page A001-site plan-the side yard setback is 26 feet. The plot plan shows the existing and proposed.

The variance requests are side yard setback, 24.6 feet is required and we propose 7.5 feet.

Mr. Lano discussed the demolition plan as shown on the plans that were submitted to the Board.

The first floor plan shows the garage, stairs to be installed in the rear and a mudroom. There’s a covered front porch area and a studio bedroom on the second floor. The new bedroom above has a bathroom and closet.

A portico is proposed on the front of the house for curb appeal.

Last page of plan depicts the left and partial rear elevation. The house is lower than the street by 5-6 feet.

Mike Vreeland stated the accessory structure has it’s own setback. They are not going any closer to the property line. I could not make out the distance at the corner to the property line.

Chairman Quinn stated the hardship is the undersized lot for the zone. The house to the left is fairly large and was recently renovated.

Mr. Lano stated the owners of the house next door are OK with this project, I am also their Architect. We are trying to make the roofline work but the side gutter is down 8-10 feet. We are raising the side but keeping it as low as possible. We still have a one car garage.

Secretary Daloisio asked if the landscaping will be the same on the left side of the house. This is a buffer.

Mr. Stock stated yes.

Mr. Lano stated the whole house will be resided. I’m not sure of the colors yet but they will be consistent with the neighborhood. Neutral colors in the grey/beige family will be used. The exterior lighting will be above the garage door in the roof and in the breezeway at the front. In the rear we may have wall mounted lights. There may be some down lights in the front.

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Secretary Daloisio asked if the driveway will stay the same.

Mr. Lano stated we have to look into this.

Chairman Quinn asked for questions from the Board.

Vice Chairman Sirico stated is this a master suite? It can be made into an apartment because it has a separate door.

Mr. Stock stated no, this is not our intention.

Chairman Quinn asked for questions from the public.

Hearing none, he brought it back to the Board.

Chris Botta stated the hardship has been testified to. The Resolution of approval would have the usual conditions – work with the Engineer in the field and comply with his report.

A motion to approve the application was made by Board Member Davis, seconded by Board Member Kistner. Roll Call: Board Member Bergen, Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the March 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No: LUB 2022-05

Applicant: Lori & Seena Shekari

Address: 81 Fairhaven Drive, Allendale, NJ 07401

Block: 203 Lot: 8

Proposed: Addition to the right side of the house and a master suite over the garage. Pursuant to 270-64A (2)

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

Mr. Botta swore in Lori Shekari and Mrs. Mary Scro, the Architect.

Mrs. Scro stated the project is an addition to a single-family home on a corner lot. The applicant would like to rebuild the sunporch, remove the deck, bump out the kitchen and add a mudroom. On the second floor they propose a master bedroom, bathroom and closet reconfigure and add a hall bathroom and closet. They propose to add 778 square feet. The left side yard setback is at

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33.3 feet, 36.6 feet is required. The location of the house, which is built further to the left side, is the reason for the hardship. The volume of the home is in the existing setbacks. We are not touching the left side. The benefits outweigh the detriments.

In response to Mike Vreeland’s report, photos were shown. The new house is to be a beige color with white trim. A front portico will be added and some new minor landscaping at the rear of the

house. The addition to the right is set back. The two-car garage will remain and there will be a

mudroom in the rear. The sunroom that is being rebuilt was shown. The landscaping in the front

will stay the same, possibly updated.

Mike Vreeland stated the applicant did a nice job with the landscaping with a prior application.

Mrs. Scro stated the lighting will be at all the entrances and the flood lights will be adjusted. The downspouts will be handled by an Engineer in the future, pending approval of this application. Soil moving and tree removal permits will be complied with.

Mike Vreeland stated he has no comments. This is a typical situation.

Mrs. Scro asked if this is a C2 variance.

Chris Botta stated it is a C1 variance because of the existing positioning of the house on the lot. The enhanced setback became a hardship when doing any addition to the property.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Hearing none, he brought it back to the Board.

Chris Botta stated this is a C1 variance. The applicant is required to agree to Mike Vreeland’s report and to work with him on drainage and storm management.

The applicant stated he agrees to this.

A motion to approve the application was made by Councilwoman Lovisolo, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen, Board Member Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye.

Mr. Botta stated this application will be memorialized at the March 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

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**DISCUSSION:**

Chairman Quinn stated he spoke with Councilwoman Lovisolo about G5 and Suez Water. We may have other Monday night meetings for those projects as needed.

Chris Botta stated the court hearing for Park & Ivy is April 22, 2022.

Councilwoman Lovisolo stated at the LUB Committee Meeting we have had many discussions and we may need Monday night meetings to work on the matters Chairman Quinn brought up.

We are discussing Land Use Board applications and plans being submitted electronically. We would still get copies as well. Another item we discussed is that sidewalks are the responsibility of the homeowner.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Board Member Yaccarino, second by Board Member Kistner, with all members present voting in favor, the meeting was adjourned at 8:43 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo