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 June 21, 2023. The meeting was called to order at 7:32 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

 Board Member Putrino

 Councilman Daloisio

 Board Member Dalo

 Vice Chairman Sirico

 Mayor Wilczynski

 Alternate Warzala

 Alternate Butler

**ABSENT**:

 Board Member Kistner

 The following individuals were also present:

 Board Attorney, Christopher Botta, Esq.

 Board Engineer, Michael Vreeland

 Land Use Administrator, Linda Garofalo

**Election of Chairman**

Motion by Councilman Daloisio, seconded by Mayor Wilczynski that Vice Chairman Sirico be elected Chairman of the Land Use Board.

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

**Election of Vice Chairwoman**

Motion by Councilman Daloisio, seconded by Mayor Wilczynski that Board Member Bergen be elected Vice Chairwoman of the Land Use Board.

**Page 2-LUB Minutes-June 21, 2023**

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

Prior to the start of the formal meeting, Chairman Sirico spoke about the untimely passing of Chairman Kevin Quinn in May, and the leadership and efforts that he put into the Planning and Land Use Boards during his long tenure. Mayor Wilczynski, Councilman Daloisio and Christopher Botta also provided comments about Chairman Quinn. After a few moments of silence, the meeting proceeded.

**APPROVAL OF MINUTES**

Motion by Councilman Daloisio, seconded by Mayor Wilczynski, that the Minutes of the May 17, 2023 Land Use Board Meeting be approved. There was no discussion.

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

**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 May 17, 2023)**

Mayor Wilczynski and Councilman Daloisio are recused from this application.

John Ferraro, Architect, 37 Maple Avenue, Jersey City was sworn in and his credentials accepted by Chris Botta.

Mr. Ferraro stated the Zeoli’s are seeking two variances. This is a two story addition in the rear of the house. The home is on a small lot in Zone A. This is a small home. The proposal is to add space to the kitchen, master bedroom and master bathroom. The addition is in the rear of the house. This will not affect the neighborhood. There are no trees to be removed. Two exterior lights to be installed. An as built will be provided upon completion.

Chairman Sirico stated we know the properties in that area are tight.

Chairman Sirico asked for questions from the Board.

Mike Vreeland stated it is an undersized lot. The distance from the structure to the property line is a concern. The roof downspouts need to be addressed.

Mr. Ferraro stated the applicant agrees to work with the Engineer on drainage issues and possibly

**Page 3-LUB Minutes-June 21, 2023**

installing cultec tanks.

Mike Vreeland asked if the two exterior lights are for the doorways?

Mr. Ferraro stated yes.

Mike Vreeland asked if there is enough room to move around the side of the house to construct

the addition?

Mr. Ferraro stated yes.

Board Member Putrino asked for an existing topography plan.

Mike Vreeland stated there is no grading plan. I made note of this in my report.

Board Member Putrino stated this proposal is tight.

Mr. Ferraro stated the grading is 5% or less.

Board Member Putrino stated I’m concerned about the grading.

Mr. Ferraro stated cultec tanks would be installed and there is no slope.

Mr. Ferraro stated I request this be part of the approval. We’d like to move forward with permits.

Board Member Putrino stated a 5.1 foot and 7.4 foot sideyard is very uncommon in this town. This could adversely affect the neighbors. This is problematic.

Mr. Ferraro stated there’s no other place to put this addition.

Vice Chairwoman Bergen stated the new addition in the rear is aligned.

Mike Vreeland asked are the neighboring houses in line?

Mr. Ferraro stated yes.

Board Member Dalo asked if the addition is going to have a basement?

Mr. Ferraro stated no.

Vice Chairwoman Bergen asked where are the houses located that are shown in the photos -39 and 69 Elmwood Avenue?

Mr. Ferraro stated 69 is to the right and 39 is to the left.

Mike Vreeland stated I hear what Board Member Putrino is saying, it’s up to the Board before

**Page 4-LUB Minutes-June 21, 2023**

they render a decision, if we should move forward or wait until we have more information.

Mike Vreeland asked are you adding a bedroom?

Mr. Ferraro stated yes.

Chairman Sirico asked for questions from the public.

Chris Botta stated the choice is to adjourn and come back with the topographical plan or take your chances on a vote knowing you need 5 affirmative votes.

Board Member Dalo stated this is a significant addition, we need more information on a site plan.

The majority of the Board agreed that we need more information before taking a vote.

Chris Botta stated this meeting is carried to the meeting of **July 19, 2023**. No further notice is necessary, time is waived for the Board to act.

Vice Chairwoman Bergen left the meeting and Mayor Wilczynski and Councilman Daloisio returned.

Application File No: LUB 2023-06

Applicant: Lauren & Rick Goldberg

Address: 118 Green Way, Allendale, NJ 07401

Block: 801 Lot: 39

Application: Addition and renovation of existing home. Pursuant to Section 270-64A (2)

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

Mary Scro, Z+ Architects and Mrs. Goldberg were sworn in and their credentials accepted by Chris Botta.

Mrs. Scro stated I have an amendment, the back porch has shrunk. The drawings were handed out to the Board.

**Exhibit A1**-revised porch plan – 3 pages

Mrs. Scro stated we are here for an enhanced side yard variance. The proposal is for an addition off the rear of the home. The house sits to the left of the property. We are going straight back. This house is in keeping with the other homes on the street. No trees are to be removed. We reduced the width of the back porch. The siding will match the existing as of now, or it will be fully resided. There will be lighting outside all the doors. The AC will be on the left side.

Mrs. Scro stated we will comply with Mr. Vreeland’s report.

**Page 5-LUB Minutes-June 21, 2023**

Chairman Sirico asked for questions from the Board.

Councilman Daloisio stated I’m glad you shrunk the back porch and reduced the amount of variances. The drains need to be pitched away from the neighbor’s property.

Mrs. Scro stated this is not a problem.

Board Member Putrino asked if seepage pits are required?

Mr. Vreeland stated we will look into this.

Mrs. Scro stated we usually recommend this when building a basement.

Chairman Sirico asked for questions from the public.

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

Chris Botta stated this application will be memorialized at the July 19, 2023 LUB Meeting. The permits can be applied for but not approved until after this date.

Application File No.: LUB 2023-09

Applicant: Veolia Water New Jersey, Inc.

Address: 664 West Crescent Avenue, Allendale, NJ 07401

Block 1503.01 Lot: 6

Application: Preliminary & Final Site Plan and Variance Relief. A temporary water treatment facility is proposed to be added in the northeast corner of the property.

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

Board Member Putrino recused himself from this application.

Craig Bossong, 430 Mountain Avenue, Suite 103, New Providence, representing Veolia stated this is for a temporary water treatment system. This will be demolished and removed from the site once a more permanent solution is completed, anticipated in 2027. We, Veolia, worked with the resident on this. The well is contained in a small shed and we plan to match this shed and keep it as small as possible. There are a few variances – second accessory building, 6 feet apart, we are trying to push these together. There’s a pre-existing front yard setback condition. This is a unique lot. We may need another variance for front yard setback.

Janice Margaret Grey, Engineer was sworn in and her credentials accepted by Chris Botta.

Plans prepared on April 20, 2023, sheet C101 were shown on the easel. Sheet C1 of 2 –

**Page 6-LUB Minutes-June 21, 2023**

improvements to be done behind the existing structure which is 12 x 15. Landscaping is being added towards the side of the house for shielding.

A colorized sheet was shown – the existing shed and the temporary structure. There’s lighting above the door, it will be on from dusk til dawn. There’s a monitor connected to Veolia and they

can address any issues. This is for safe drinking water. The time for the permanent system to be installed is 2027.

Chairman Sirico asked for questions from the Board.

Councilman Daloisio asked if there are any drainage inlets?

Ms. Grey stated these are standard details.

Councilman Daloisio asked if the shrubs will stay planted? Can you put more landscaping in?

Ms. Grey stated the shrubs will stay in. We can add more landscaping.

Councilman Daloisio asked if there is a parking easement?

Ms. Grey stated there is a temporary parking easement.

Mike Vreeland stated I feel this is a C2 variance.

Chris Botta stated I feel this is a correct analysis.

Councilman Daloisio asked when this is removed in 2027, will the property be restored?

Mr. Bossong stated yes, this will be removed and restored.

Chairman Sirico asked for questions from the public.

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

**OPEN TO THE PUBLIC FOR COMMENT**

Councilman Daloisio stated the Land Use Committee met two weeks ago. We checked the codes, planting of bamboo, completed our application for residents (cheat sheet) and are waiting for comments and are continuing review of sections of the code.

Mayor Wilczynski stated regarding the update on 220 W. Crescent Avenue the contractor will put the foundation in and we are going to bid in two weeks. The windows and bricks are installed on the new apartment complex. Our building will be attached to theirs.

**Page 7-LUB Minutes-June 21, 2023**

**ADJOURNMENT:**

On a motion by Councilman Daloisio, second by Board Member Dalo, with all members present voting in favor, the meeting was adjourned at 9:00 PM.

Respectfully submitted,

 Linda Garofalo

 Linda Garofalo

 Land use Administrator