

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

DATE: October 19, 2022

RESOLUTION# LUB 22-26

Carried Defeated Tabled

October 19, 2022 Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen						
Daloisio						✓
Kistner						✓
Lovisolo					✓	
Yaccarino	✓		✓			
Sirico		✓	✓			
Bernstein			✓			✓
Quinn			✓			
Forbes - Alt. #1						✓
Putrino – Alt. #2			✓			

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**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
AMENDED SITE PLAN & MINOR SUBDIVISION OF HAMPSHIRE
VENTURE PROPERTIES, LLC
BLOCK 1005, LOTS 3.01, 11.01, 20.01 and 20.02
(a/k/a 220/230 WEST CRESCENT AVENUE)**

WHEREAS, the applicant, **HAMPSHIRE VENTURE PROPERTIES, LLC** (“the Applicant”), who together with the Borough of Allendale are the owners of the property located at 220/230 West Crescent Avenue, previously known as Block 1005, Lots 3, 11, 20 and currently known as Lots 3.01, 11.01, 20.01 and 20.02 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, received approval by Resolution dated January 20, 2021 (attached hereto as Exhibit A) for Preliminary and Final Site Plan Approval and Minor Subdivision Approval, pursuant to N.J.S.A 40:55D-35 and 36, and associated variance relief and incidental

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waivers to redevelop the Property and divide the Property into a total of four (4) lots (“Prior Approvals”); and

WHEREAS, Block 1005, Lot 20.01 (currently owned by the Borough of Allendale) was approved to be the site of a two-story municipal building; and

WHEREAS, the Applicant by letter dated September 8, 2022 submitted an application to amend the Prior Approvals and to allow for the previously approved municipal building to be replaced with a one story municipal community/recreational facility; and

WHEREAS, this change was proposed in accordance with the adoption of the Amended Redevelopment Plan, Ordinance #22-13 on September 8, 2022; and

WHEREAS, Public Notice having been given by the Applicant in accordance with the requirements of the Municipal Land Use Law; and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant, and its professionals, including Engineering reports and plans, at its public meeting on September 21, 2022; and

WHEREAS, the Land Use Board has reviewed the reports and heard testimony provided to it by its own professionals; and

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.

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2. The property is located at 220-230 West Crescent Avenue, known as Block 1005, Lots 3.01, 11.01, 20.01 and 20.02 (“the property”) on the Tax Map of the Borough of Allendale.

3. By Resolution dated January 20, 2021 (attached hereto as Exhibit A), the Land Use Board granted the applicant Preliminary and Final Site Plan Approval and Minor Subdivision Approval for the subdivision and repurposing of the property.

4. As part of the applicant for the amendment herein, the applicant submitted the following:

- September 8, 2022 Beattie Padovano, LLC correspondence (Antimo A. Del Vecchio) to Borough of Allendale Land Use Administrator;
- Plans entitled, “Allendale Recreation Center”. These plans, consisting of two pages, were prepared by Z+ Architects (Mary Fitzpatrick Scro, RA) and are dated August 15, 2022;
- Plans entitled, “West Crescent Avenue Redevelopment”. These plans, consisting of 19 sheets, were prepared by Langan (Kevin Webb, PE) and are dated September 6, 2022;

5. The applicant presented testimony from Michael Scro, a licensed professional architect, who testified on the present conditions on the site and the proposed changes to the municipal facility on the site. He testified that the proposed modification would eliminate the use of the facility as office space and add a community center/senior citizen center to the site instead. It was asserted that the demand for recreation space and a community center has increased post COVID and the Borough has reevaluated the building site to better serve the community. The municipal facility would now be one story, with barrier free access, to serve all groups and citizens in the Borough. The Borough would control programming and scheduling. The right side facing from West Crescent Avenue would remain the same as originally approved. However, the left side

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would change, in that the second floor and the elevator would be removed. The left side would therefore be lower. There will be a kitchen, lobby and senior center. Certain design elements were also changed, so that the building façade had a more residential appearance. It would continue to provide some screening from the multi-family larger building behind it. There would be covered entry points, and traditional siding and windows, making the project more economically feasible to the Borough. Mr. Scro stated the restrooms are on the left side. Mr. Scro also testified about the landscaping, sidewalks and greenery components of the facility, which would remain as previously approved. The Borough Engineer provided commentary and input on the testimony.

6. The applicant presented testimony from Kevin Webb, a licensed professional engineer, who testified about the present conditions on site and proposed amendments to the previously approved site plan/subdivision. He testified that the physical layout and footprint of the project will not change with the proposed amendment, nor will pedestrian and vehicular access and flow. However, there is now a reduced parking demand at the municipal facility, in light of the elimination of the office use. Therefore, it was his testimony that the parking arrangement remains adequate for the site. More specifically, he testified that the 154 parking spaces on site would remain, but that the parking demand has now been decreased by 24 spaces, resulting in excess parking on site as proposed. The proposed amendment would require 141 parking spaces, and 154 parking spaces are planned. This amendment also removes the need for the shared parking element on the site, which is a benefit. The parking layout itself will not change with this amendment, and 110 parking spaces remain dedicated to the multi-family housing element of the plan. It was also noted and testified to that the easements proposed and approved in the Prior

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Approval had all been executed. The Borough Engineer provided commentary and input on the testimony and commented that there was no significant change from the previously approved site plan.

7. It was noted by the applicant that the project, as amended, may proceed in stages, depending on the Borough's timeframe for construction of the municipal facility, and that the multi-family use on the site may be completed prior to the municipal facility. Nevertheless, if the project is to proceed in stages, the drive aisle on site from West Crescent Avenue, the internal sidewalks, the streetscape and parking, along with other necessary site improvements, will be completed by the applicant in the first stage of the project.

NOW, THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale on this 19th day of October 2022 that *Amended* Preliminary and Final Site Plan and Minor Subdivision approval, and associated variance relief and incidental waivers, for the premises at Block 1005, Lots 3.01, 11.01, 20.01 and 20.02 as shown on the Tax Map of the Borough of Allendale, is hereby **GRANTED** subject to the following conditions:

8. All the conditions set forth in the findings of fact of this Resolution, and the Resolution dated January 20, 2021, are made conditions of this approval and must be adhered to and complied with by the Applicant. The Applicant shall comply with all of the subdivision conditions set forth on the plans marked as Exhibits during the Public Hearing. (Exhibit A1-A5), and those contained in the Prior Approval (Exhibit A).

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant and the Borough professionals, in connection with the

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testimony that the applicant is entitled to the amendment set forth herein, to provide for a one-story municipal facility on the site.

BE IT FURTHER RESOLVED that the Land Use Board specifically determines that the Amended Preliminary and Final Site Plan submitted by the applicant is consistent with the Amended Redevelopment Plan, Ordinance #22-13 adopted by the Borough of Allendale on September 8, 2022; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants the within Amended Preliminary and Final Site Plan approval, and associated variance relief and incidental waivers, subject to the following additional conditions, which shall be complied with prior to the issuance of a construction permit:

- A. All permits, 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 obtained and paid for in full to the Borough of Allendale by the applicant.
- B. Applicant and its professionals shall work with the Borough Engineer in the event that any field adjustments shall be required for the proper construction of the proposed improvements, including any adjustments to drainage and stormwater management, so as not to negatively impact any surrounding properties, signage, and lighting so as to avoid any spotlights or excessive light spillage from the property.
- C. The Applicant will be permitted to construct the residential portion of the project independent of the municipal facility subject to the phasing plan presented by the Applicant.

BE IT FURTHER RESOLVED construction shall proceed in accordance with this Resolution, the Prior Approval, the approved plans and drawings submitted with the application dated September 8, 2022, exhibits marked in evidence, the testimony of the applicant and

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

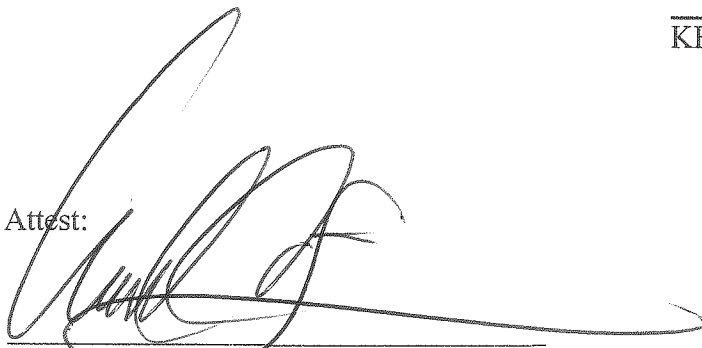
Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



MICHAEL SIRICO, Vice Chairman