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 April 17, 2024. The meeting was called to order at 7:34 PM by Chairman Sirico who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Sirico led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Vice Chairwoman Bergen

Board Member Agugliaro

Councilman Daloisio

Board Member Dalo

Chairman Sirico

Mayor Wilczynski

Alternate Butler

Alternate Conte

**ABSENT**:

Board Member Warzala

Board Member Putrino

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.

Borough Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairwoman Bergen, seconded by Alternate Butler, that the Minutes of the , March 20, 2024 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, Alternate Butler – aye.

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**PUBLIC HEARING**

Application File No.: LUB 2024-05

Applicant: Ken Magro

Address: 345 Hillside Avenue, Allendale, NJ 07401

Block 101 Lot: 7

Application: Remove and replace existing driveway greater than 35 feet.

Mr. Magro was sworn in by Mr. Calli. He stated he would like to widen his driveway so that they are able to turn around. They have 4 cars, 2 in the garage and 2 in the driveway. They have gravel and are hoping to pave where the gravel is.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked will the 13 feet remain?   
  
Mr. Magro stated yes.

Vice Chairwoman Bergen asked if the retaining wall and shrubs are there for privacy?

Mr. Magro stated yes. There’s plenty of screening from the neighbor.

Board Member Dalo stated the survey shows a 19 foot and 24 foot dimension.

Mr. Magro stated the property is irregularly shaped. There’s a 2 foot difference there.

Board Member Dalo asked if any curbs are proposed?   
  
Mr. Magro stated we may be installing belgium blocks.

Vice Chairwoman Bergen asked if there will be an impervious coverage change?

Mr. Vreeland stated Anthony Hackett looked into this and this is why they are here tonight.

Alternate Butler asked if screening was discussed with the neighbor?

Mr. Magro stated yes, they are OK with this.

Councilman Daloisio asked if the pitch will be into your backyard?   
  
Mr. Magro stated yes.

Councilman Daloisio asked if the screening will be on the Hillside side?

Mr. Magro stated ornamental grass will be planted.

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Chairman Sirico asked if the greenery screening will be staying?   
  
Mr. Magro stated yes.

Chairman Sirico asked for questions from the public.

Mr. Calli stated the Resolution will be memorialized at our next meeting on May 15, 2024. There is a 45 day open approval period from the date of the notice in the newspaper. You can proceed at your own risk.

A motion to approve the application was made by Councilman Daloisio, second by Alternate Butler. Roll Call: Vice Chairwoman Bergen - aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alt. Butler – aye, Alt. Conte – aye.

Application File No.: LUB 2024-06

Applicant: Crestwood Lake Concession Stand

Address: 300 W. Crescent Avenue, Allendale, NJ 07401

Block 201 Lot: 9

Application: Courtesy review of the new concession stand at Crestwood Lake

Tyler Yaccarino, Councilman, 108 Hillside Avenue, Allendale, representing the Borough and Stephen Koniuk, Architect, 58 Woodland Avenue, Allendale were sworn in by Mr. Calli.

Mr. Yaccarino stated we need to demolish and rebuild the concession stand. We started review options last year. Mr. Koniuk stated this will be in the same location. The height will be consistent with the existing.

Mayor Wylczynski stated there’s a lot of congestion in this area.

Board Member Agugliaro stated when you walk in, there’s a line where people are waiting.

Mr. Yaccarino stated the layout is on the screen.

Alternate Butler asked if this is open year round?   
  
Mr. Yaccarino stated no, it’s seasonal.

Chairman Sirico stated this is a huge improvement.

Vice Chairwoman Bergen stated I’m excited for the improvement.

Mr. Yaccarino stated we will use the current building until the end of the 2024 season. We will go out to bid once plans are complete.

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Mark Savastano, 22 Vreeland Place Allendale asked if there is AC in the building? Maybe lighter colors should be used to keep the building cool.

Mr. Yaccarino stated there is no AC but we will take this into consideration.

Application File No.: LUB 2024-04

Applicant: Allendale Rehabilitation and Healthcare

Address: 85 Harreton Road, Allendale, NJ 07401

Block 601 Lot: 7

Application: Construct an 8,541 square foot addition to a non-conforming assisted skilled nursing facility.

Mr. Calli stated because this application has use variances, Mayor Wilczynski and Councilman Daloisio are recused. We have 6 voting members. Absent members can watch the video from tonight and vote at the next meeting, if carried.

Chairman Sirico stated we try to take the last witness no later than 10PM.

Michael Rubin, Attorney for the applicant, stated we are here tonight for approval for an 8,541 square foot addition and to modify the parking area. The property is in the AAA residential zone, so this use is not permitted.

Alan Eserner, 203 Harrison Avenue, Highland Park was sworn in. He is employed by Marquis Health Services and oversees daily operations. He deals with all aspects of the operations and financial issues. The changes and addition are the needs of the community. Assisted living is for more independent people. At the skilled nursing facility we provide a higher level of nursing care. This is driven by the needs of the community. The entrance is at Route 17. The circulation pattern will remain the same. The Administrator counted the vehicles. There are 80-120 during the day. 3:00 PM was the peak hour. There are 80 employees at the first shift, 49 at the second shift, and 15 on the third shift. There are a total of 134 employees. No residents bring their own vehicles, transportation is provided for them.

Chairman Sirico asked are there 130 cars at 3:00 PM? Is there ever a problem with available parking spaces?   
  
Mr. Eserner stated no.

Board Member Agugliaro stated you are going from 331 beds to 316 beds. There are 98 assisted living beds and 108 in skilled nursing. The number of employees is going from 134 to 127.

Mr. Eserner stated we anticipate 142 skilled nursing patients.

Alternate Conte asked there are 211 beds going to 174 beds in assisted living. Can this be added back?

Mr. Rubin stated the Architect will speak to this.

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Richard LaBlancq, 6 Kayeton Road, Allendale stated my backyard backs up to the west portion of the facility. Are more employees needed for skilled nursing?

Mr. Eserner stated the employees will decrease by 7.

Board Member Agugliaro stated there are volunteers needed here in Allendale. Do you anticipate the need for more EMS?   
  
Mr. Eserner stated we contract services and have a van of our own.

Board Member Agugliaro asked if they thought of having someone at the facility for 24 hours?

Mr. Eserner stated no, we have two contracts, 24 hours a day. This is a good idea.

Board Member Agugliaro asked how many requests a day do you have for Allendale Ambulance?

Mr. Eserner stated I will get that information.

Chairman Sirico asked for questions from the public.

Mary Vandalinda, 2 Kayeton Road, Allendale stated the GPS brings you to the gate. I have pictures to show the deliveries being made at the gate. How can we avoid the people entering at the gate, including the employees? This gate is supposed to be for emergencies only.

Mr. Eserner stated I will take care of this and will give you my card tonight.

Claudio Herraiz, 2 Gloria Drive stated the last time there was a request for an addition, it included a buffer. In 27 years all the trees and bushes were cut down. He asked are the buffers going to be replaced?

Mr. Rubin stated the Engineer will answer this.

Mr. Herraiz stated there is a ladder set up that the workers climb up, drink and leave trash on the property.

Mr. Eserner stated we will clean it up and remove the ladder.

Mr. Vreeland stated are there any issues with circulation or accidents on site?

Mr. Eserner stated no.

Ryan McDermott, Architect, 723 Electronic Drive, #300, Horshaw, PA 19044 was sworn in and his credentials accepted by Chairman Sirico.

**Exhibit A1**-AO submitted to the Board shows the floor plan, elevations and site plan with aerial image. The buildings are connected.

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Drawing A1-dated February 14, 2023, issued January 19, 2024, this will connect the two dead ends. This is an exit at the far end of the addition, for emergencies.

Sheet 2-proposed addition rendering dated January 19, 2024 shows the materials and dimensions.

Vice Chairwoman Bergen asked on page AO, what portion of the building is two story vs. one story?

Mr. McDermott stated the second story is for the Administrator’s office and maintenance shop, there are no residents in this area.

Chairman Sirico asked for questions from the Board.

Board Member Dalo asked if the 8,500 square feet addition backs up to Gloria Drive?

Mr. Rubin stated yes, it’s at the southern point of the site.

Vice Chairwoman Bergen asked where is the AC equipment?

Mr. McDermott stated this will be a rooftop unit. It will be where it is today and will be screened.

Board Member Agugliaro asked if this is new construction?   
  
Mr. McDermott stated yes.

Board Member Agugliaro asked if they have fire information? Is there an issue with radio transmission?

Mr. McDermott stated the sprinklers will be extended to the addition.

Mr. McDermott stated the radio transmission will be handled.

Vice Chairwoman Bergen asked if this backs up to Gloria Dive and if there are any issues with lighting?

Mr. McDermott stated they propose on Sheet A1 and A2 four lights for the parking area and egress. The lights will be shielded and downlit.

Chairman Sirico asked if these configurations are common in these facilities?   
  
Mr. McDermott stated much more room is being provided.

Board Member Agugliaro asked how many rooms are empty now?

Mr. Eserner stated today we have 12 empty beds but this can change tomorrow.

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Mr. Vreeland asked about the building circulation and if the parking area is accessible to the entrances?

Mr. McDermott stated you come in at the long driveway, there is parking all around the building.

Mr. Vreeland stated during my visits, the rear is full and the entrance area is empty.

Board Member Agugliaro asked if the walls will be brick and what type of roofing is being used?

Mr. McDermott stated concrete slab on grade with metal studs, one hour rated roof assembly.

Vice Chairwoman Bergen asked if there will be solar panels on the roof? Will it be on the new construction?

Mr. McDermott stated I don’t know.

Mr. Calli asked if there will be a standby generator?

Mr. McDermott stated yes.

Chairman Sirico asked for questions from the public.

Mary Vandalinda asked will you be building at the dumpster area?

Mr. Rubin stated the site engineer will answer.

Richard LeBlancq asked if the addition is proposed to be 8,541 square feet? He stated the notice says there will be a demolition of an existing garage and an additional area.

Mr. McDermott stated the Engineer will go over this.

Teal Jefferis, Engineer, 707 N. Main Street #2, Glassboro, NJ was sworn in and his credentials accepted by Chairman Sirico.

Site Plans - 18 sheets – dated October 3, 2023 – Sheet C2.0 site plan – the existing facility is 111,368 square feet. Primary access is from Route 17. There is one way circulation. Mr. Jefferis described the site plan on the board. The lot is 11.04 acres, 894 feet in depth and 548 feet wide, 4 ADA parking spaces will be added. Sheet 3.0 the pipe will go from 15 inches to 24 inches for water runoff. Impervious coverage is increasing slightly over 3,600 square feet. Sheet 4.0 new lighting to be installed in improved areas and parking lot areas. Lighting hours will be dusk until dawn. There will be four wall mounted lights on new construction.

Landscaping – in the NW there will be a hedge, shade trees at the perimeter and shrubs at the islands. Evergreens will be planted in area 2 and there will be planting at the property line. The Gloria Drive buffer will have plantings. The variances were described.

Chairman Sirico asked about the southern side and Gloria Drive.

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Mr. Jefferis stated there will be new plantings here.

Chairman Sirico asked for questions from the Board.

Alternate Butler asked if the lighting is going to be darker or lighter?

Mr. Jefferis stated the lights will be downward. The levels were evaluated, spillage will be kept on the property and we comply with the ordinance. We will work with the Board Engineer and make adjustments.

Board Member Agugliaro asked about the shrubbery dimension?   
  
Mr. Jefferis stated in the 2-2 ½ foot range and they grow to be a 4-5 foot hedge in front of the parking spaces.

Vice Chairwoman Bergen asked if new dumpsters are required for the addition area?

Mr. Jefferis stated they will be relocated.

Mr. Vreeland asked about the pods and debris.

Mr. Jefferis stated this is temporary.

Chairman Sirico stated there is a tight parking area and narrow drive aisle.

Mr. Vreeland asked if they looked into angle parking.

Mr. Jefferis stated this would reduce the number of parking stalls. There have been no issues.

Mr. Vreeland stated there may be a need for additional signage.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

James Briggs, 224 Nottingham Road, Ramsey asked if you are going from 36 to 62 parking spaces?

Mr. Jefferis stated no, 63 spaces.

Mr. Briggs asked about the trash enclosure?

Mr. Jefferis stated the enclosure will be 6 feet tall, split fence, masonry block wall with gates.

Mr. Briggs asked will shade trees will be planted at the corner where the trash is now?

Mr. Jefferis stated the trees will remain. We are limited with plantings due to an easement.

Mr. Briggs asked will a design waiver be needed for the lighting?

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Mr. Jefferis stated .2 is proposed. We had .1 less than required. We require a waiver in some areas.

Mr. Briggs asked about trash pick-up – how often and at what time?

Mr. Eserner will get the frequency of trash pick-up.

Mary Vandalinda asked how many lights are there and how many are proposed?   
  
Mr. Jefferis stated we propose 10 lights.

Ms. Vandalinda asked about the guard area.

Mr. Jefferis stated it will remain.

Ms. Vandalinda asked about the proposal for the emergency area?   
  
Ms. Jefferis stated parking spaces will be extended, island reduced and one way circulation.

Ms. Vandalinda asked about the dumpster area and them being closer to the residents.

Mr. Jefferis stated we are relocating it closer to the loading area. We can further evaluate the location of the dumpsters.

Board Member Agugliaro asked if there is a gate on the dumpster?   
  
Mr. Jefferis stated they will be automatic shut or spring gates.

Board Member Agugliaro asked what is the parking turning radius of emergency vehicles?   
  
Mr. Jefferis stated yes, a tractor trailer can fit.

Board Member Agugliaro stated you might want to reach out to the Fire Department. Our largest vehicle is 40 foot long.

Ms. Vandaliinda asked if the ambulance drop off area is being relocated?   
  
Mr. Jefferis stated no.

Mr. LaBlancq asked if you can testify that lighting spillage won’t have spillage on surrounding reidences.

Mr. Jefferis stated we are controlling spillage within the property. We comply with the ordinance.

Chairman Sirico asked Mr. Vreeland if we need an evaluation?

Mr. Vreeland stated I think we need an as-constructed evaluation.

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Mr. LaBlancq stated I am OK with the lighting as it is now.

Mr. Calli stated this **application is carried to the Meeting of June 19, 2024**, no further notice is necessary. Time is waived for the Board to act.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Board Member Agugliaro, second by Alternate Conte, with all members present voting in favor, the meeting was adjourned at 10:40 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator