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 July 17, 2024. The meeting was called to order at 7:32 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 Warzala

Board Member Putrino

Board Member Agugliaro

Councilman Daloisio

 Chairman Sirico

 Alternate Butler

**ABSENT**:

Board Member Dalo

 Mayor Wilczynski

 Alt. Conte

 The following individuals were also present:

 Covering Board Attorney, Stephen Sinisi, Esq.

 Borough Engineer, Michael Vreeland

 Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Councilman Daloisio, seconded by Vice Chairwoman Bergen, that the Minutes of the June 19, 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, Board Member Warzala – aye, Board Member Putrino,- aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Alternate Butler – aye.

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**RESOLUTIONS**

Applicant File No.: 2024-07

Resolution No.: 24-14

Applicant: 115 West Crescent Avenue, LLC

Address: 115 W. Crescent Avenue, Allendale, NJ 07401

Block: 910 Lots: 5.01 & 5.02

Application: Subdivision to two lots

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

Application File No.: 2024-08

Resolution No. : 24-15

Applicant: Donna & Paul Dec

Address: 54 Grey Avenue, Allendale, NJ 07401

Block: 913 Lot: 6

Application: Addition to allow for enlarged kitchen and living space, additional garage bay

and three season screened porch. Front yard setback variance 270-57B

A motion to adopt the resolution was made by Board Member Agugliaro – aye, seconded by Board Member Warzala. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Alternate Butler – aye.

Application File No.: 2022-18

Resolution No. : 22-24

Applicant: Evan Karsch

Address: 37 Carteret Road, Allendale, NJ 07401

Block: 1503 Lot: 21

Application: Extension of Time approval. Addition over existing garage. Pursuant to 270-64B(22)

A motion to adopt the resolution was made by Councilman Daloisio – aye, seconded by Board Member Agugliaro. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Alternate Butler – aye.

Mr. Karsch thanked the Board and the Building Department for always being so helpful. He also thanked Linda Garofalo for her assistance and getting this done so quickly.

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**PUBLIC HEARINGS**

**Hazard Vulnerability Study** – presentation by Ed Snieckus

Mr. Snieckus stated he is doing an update to the Land Use plan. He handed out a memorandum dated July 16, 2024. He read through the memorandum to the Board. The goals were stated in the memo. He showed a map on the board of the flood areas. PDF files will be sent out to the Board in the future. Vacant land will be looked at also. The DEP updated their Stormwater Regulations. We have also started preparing a Land Use map. We will be looking at the vacant properties and will be back with more information.

Councilman Daloisio stated this study is perfect timing. Board Member Agugliaro is working to find flood areas and cleaning out all of the clean outs.

Chairman Sirico stated please send the PDF’s to Linda and she will forward to the Board.

Board Member Putrino stated Saddle River does a project where they clean out and the County assists.

Chairman Sirico stated the Boy Scouts used to clean up debris also.

Application File No,: 2024-04

Applicant: Allendale Rehabilitation & 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 living and skilled nursing home.

**(carried from the meeting of July 17, 2024)**

**(carried to the meeting of August 21, 2024)**

Mr. Sinisi stated this application is carried to the meeting of **August 21, 2024**. No further notice is necessary, time is waived for the Board to act.

Applicant File No.: 2024-09

Applicant: Interchem

Address: 6 Pearl Court, Allendale, NJ 07401

Block: 601 Lot: 6

Application: Installation of Generator

Mr. Joseph Mecca stated he represents the applicant. This application is for safety and security purposes. They lose products when the power goes out.

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Mr. John Tote, employed by Interchem stated he has worked for them for 11 years as a warehouse manager. There are two employees on site. Raw materials are brought in from Europe, stored and put into dosage. These are controlled substances, alarmed and in cages. The DEA requires a generator as products are temperature controlled. The DEA, FDA and NJ Department of Health regulates us. There are a lot of parking spaces.

Board Member Warzala asked what do you do now if the power goes out?

Mr. Tote stated we have back-up batteries now.

Board Member Putrino asked if the 22,500 square feet is occupied?

Mr. Tote stated yes.

Chairman Sirico asked for questions from the Board. Seeing none it was brought back to the Board.

Mr. Costa, Engineer, Costa Engineering Corporation, 325 S. River St., Suite 302, Hackensack, stated my office prepared a site plan. There are 300 parking spaces on site. The generator will take up three parking spaces. This is a 200 KW generator, 85 decibels. There are five of these in River Edge in the Borough offices and fire stations.

In the rear of the building we plan to take out three parking spaces. This will be on a concrete pad, 3 inches off grade, ballards will be around the generator and there will be access panels for service. The pad will be increased from six to eight inches and will be painted yellow.

Mr. Sinisi stated if the applicant has any other documents we will mark them.

Councilman Daloisio asked if there is any striping to be done?

Mr. Costa stated this will be hatched on a revised plan.

Chairman Sirico asked the doors are 3 feet, 2 inches away, can this be serviced? Five feet away can be serviced.

Board Member Bergen asked is there a reason why this is not centered?

Mr. Costa stated this will be centered and revised.

Councilman Daloisio stated thank you for the containment.

Mr. Vreeland stated I have not prepared a report. I visited the site. There are other generators in the area, I have no objections.

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Chairman Sirico asked if there’s anything that comes up, are you willing to work with the Engineer?

Mr. Costa stated yes.

Board Member Putrino asked Mr. Costa if there is a reason why you used Tier 3 and not 4 or 5?

Mr. Costa stated the generator was ordered months ago.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Seeing none, he brought it back to the Board.

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

**OPEN TO THE PUBLIC FOR COMMENT**

Chairman Sirico stated thank you for coming tonight and participating. If you have not already done so, please do the Stormwater and Cyber Security. We are planning to have Allendale Nursing Home here on August 21, 2024. Please keep current on this. Please let Linda know if you cannot attend, the Mayor and Councilman Daloisio cannot vote on this application.

Councilman Daloisio stated if you think there’s a conflict of interest with being within 200 feet of an application, please let us know.

**ADJOURNMENT:**

On a motion by Councilman Daloisio, second by Board Member Warzala, with all members present voting in favor, the meeting was adjourned at 8:40 PM.

 Respectfully submitted,

 Linda Garofalo

 Linda Garofalo

 Land Use Administrator