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 December 15, 2021. The meeting was called to order at 7:35 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

Board Member Lovisolo

Councilman Sasso

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**:

The following individuals were also present:

Board Attorney, Christopher C. Botta, Esq.

Board Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico, seconded by Alternate Yaccarino that the Minutes of the November 17, 2021 Land Use Board Meeting were approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

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**RESOLUTIONS:**

**Application File No: LUB 2021-15**

**Resolution No.: 21-23**

**Applicant: Nicole & Sean Statuto**

**Address: 9 Hubbard Court, Allendale, NJ 07401**

**Block: 511 Lot: 5.15**

**Proposed: An addition to the residential home which includes a new covered porch, exterior landing and relocating the front. Pursuant to Sec. 270-54(B) front yard setback, Sec. 270-62 (C) impervious coverage, Sec. 270-54 (C) existing non-conformity side yard deficiencies which are not changing.**

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

**PUBLIC HEARINGS:**

**Application File No: LUB 2021-09**

**Applicant: Northern Highlands Regional High School**

**Address: 298 Hillside Avenue, Allendale, NJ 07401**

**Block: 103 Lot: 1**

**Proposed: Courtesy discussion on details of the Referendum – Upgrade field areas, classrooms, and improvements to facilitate increased parking and safety. Build a new Wellness Center addition adjacent to the existing building and football field.**

Mr. Beckerman stated he was here early in this process. This is an update, tomorrow night the presentation will be made to the Mayor & Council. There will be three separate projects. Fourteen light poles are now installed in anticipation of the field enhancements. We are ready for the referendum. The total cost is 8.8 million dollars. There will be state funding and $500,000 of District funds to be used. The average taxpayer will see a $256.00 increase in their taxes. After that they will go down $36.00 as other bond issues are retired.

This will be voted on at a special election on March 8, 2022.

Chairman Quinn asked if there will be any other major projects that may impact the homeowners in the future?

Mr. Beckerman stated no. This project gives us four classrooms, there have been many upgrades recently. This should be the final project for the school for a while. The bond tern is for 15 years.

Chairman Quinn asked for questions from the Board. A brief discussion of general questions was held and the Board expressed it’s appreciation for the presentation and cooperation by NHRHS.

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**Application File No: LUB 2021-16**

**Applicant: Rakesh Khettry & Nupal Bahal**

**Address: 78 Edgewood Road, Allendale, NJ 07401**

**Block: 1402 Lot: 4**

**Proposed: Add a level to current home and renovate existing single family residence, pursuant to Sec. 270-64B (2)**

**(This application is carried from the November 17, 2021 meeting)**

Mr. Botta stated this application is carried from the November 17, 2021 meeting. He has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Ms. Mary Scro and the applicant were sworn in by Mr. Botta.

Ms. Scro stated this is a four bedroom ranch. On the second floor we are proposing four bedrooms and four bathrooms. 1,598 square feet will be added to the home. We require a side yard variance. 30.1 feet are required and we are providing 20.1 on the left side and 20.6 on the right side. We are just building straight up over the existing building footprint. This house is in keeping with the neighborhood. Patio and walkway details to be provided when we submit permits.

**Exhibit A1-revised height elevation plan SK-5 – The height on the building is 26.9 feet.**

The landscaping will remain. No trees to be removed. Exterior lighting will meet code. We will coordinate with Mr. Vreeland on drainage issues. Soil Moving application will be submitted.

Mr. Vreeland stated the colored renderings need to be confirmed.

Ms. Scro stated yes, this is representative of the finishes.

Ms. Scro stated the drainage issues will be addressed at the time of construction. The applicant will work with Mr. Vreeland.

Mr. Botta stated this is a C2 variance.

Chairman Quinn asked for questions from the Board.

Secretary Daloisio asked if there will be any lights on the top of the addition?

Ms. Scro stated no.

Chairman Quinn asked for questions from the public.

Hearing and seeing none, it was brought back to the Board.

A motion to approve the application was made by Mayor Bernstein, seconded by Board Member Lovisolo. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member

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Davis – aye, Board Member Kistner – aye, Board Member Lovisolo – aye, Councilman Sasso – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye.

Mr. Botta stated this application will be memorialized at the January 19, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

**Application File No: LUB 2021-17**

**Applicant: Lisa & Eric Nef**

**Address: 47 Homewood Avenue, Allendale, NJ 07401**

**Block: 2005 Lot: 6**

**Proposed: Proposed second story addition over existing non-conforming building footprint pursuant to Sec. 270-57 (B), 270-64 (C1), 270-37A, and 270-63.**

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

Mr. & Mrs. Nef were sworn in by Mr. Botta.

Mr. Nef stated we had drawings prepared for a second story addition. We live in the A zone. We are seeking variance relief for setback issues due to the lot being very undersized for the zone. Our home is a Cape Cod, we’d like to add a second story addition. We are getting tight with two teenagers. The addition is 1,600 square feet.

Mr. Vreeland stated the applicant went through the non-conforming conditions. There is an issue with the house number.

Mr. Nef stated our address was 49 Homewood Avenue. A bank told us it was 47 Homewood. We changed everything to that address. The tax records indicate it is 47 Homewood Avenue.

Mr. Vreeland asked about the exterior finish and the landscaping.

Mr. Nef stated there will be a new roof and new siding. The color will possibly be in the blue tone. We are adding 10 feet to the height. The landscaping will remain the same.

Mr. Vreeland asked if any exterior lighting is proposed.

Mr. Nef stated no additional lighting, just upgrading.

Mr. Vreeland stated there is no negative impact on stormwater.

Mr. Nef stated we will work with the Township Engineer.

Mr. Vreeland asked if there will be any soil moving or excavation.

Mr. Nef stated this does not apply.

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Mr. Vreeland stated there may be additional permits required as stated in his memorandum.

Mr. Nef stated we will comply.

Chairman Quinn asked for questions from the Board.

Board Member Lovisolo asked if the lot is elevated to the left.

Mr. Nef stated slightly.

Chairman Quinn asked for questions from the public.

Mr. Scott Monard, 43 Homewood Avenue stated we are in total support of this application and have no issues.

Mr. Jim Doris, 54 Homewood Avenue stated I live across the street, we have seen the family grow but not the house. It’s a family neighborhood, there’s always kids around. I have no problem with what the Nef’s have presented. I’m in full support.

Mr. Joe Krause, 42 Homewood Avenue stated I want to share my full support of this project.

Chairman Quinn asked if there were any other questions or comments from the public. Hearing and seeing none, it was brought back to the Board.

Mr. Botta stated this meets the criteria for a C1 variance.

A motion to adopt the resolution was made by Vice Chairman Sirico and seconded by Secretary Daloisio. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Board Member Lovisolo – aye, Councilman Sasso – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye.

Mr. Botta stated this application will be memorialized at the January 19, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

**Application File No: LUB 2022-01**

**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)**

**(carried to the meeting of January 19, 2022)**

Mr. Botta stated this application is carried to the January LUB meeting with no need to renotice.

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***Conceptual Review***

**Application File No: LUB 2021-18**

**Applicant: Restaurant L**

**Address: 9 Franklin Turnpike, Allendale, NJ 07401**

**Block: 2003 Lot: 1**

**Proposed: Conceptual Review – Interior renovation and conversion of container area to a dining room.**

Daniel Grey, 26 Heights Road, Allendale stated he owns five restaurants in Hoboken. He is looking to do more restaurants in the area. He stated I am in the negotiating phase now. This would be a high end restaurant.

Mr. Sirico asked will this be the same as Restaurant L?

Mr. Grey stated yes, similar.

Mr. Grey stated I would like to turn the shed and trailer into usable dining space.

Mr. Grey stated there is a bathroom and walk-in cooler to be taken away in the rear of the building. He would like to make use of the Liquor License. I’d like to have a bar but not use the whole room.

Board Member Lovisolo asked are you going any bigger or just using the shed area as restaurant space?

Mr. Grey stated correct. There is also basement and attic space that can be used for storage.

Vice Chairman Sirico asked if the existing bar will be used as is.

Mr. Grey stated no, I would like to knock down a wall and open up more space for dining and a small bar area.

Mr. Grey stated we would like to be open for dinner during the week and on the weekend we’d like to serve brunch in addition to dinner.

Mayor Bernstein stated we are sensitive to the surrounding residents.

Board Member Kistner stated he asked about Mr. Grey’s restaurants in Hoboken and he has an unbelievable reputation with the new and old residents there.

Mr. Vreeland stated regarding the number of parking spaces, this should be thought about and possibly have the employees park in another area. Parking issues come up often for restaurants.

Mr. Grey stated there are 39 parking spaces.

Chairman Quinn stated in a formal proposal this would need to be presented and addressed.

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Mr. Grey stated the staff can park at the gas station as they did with Restaurant L.

Vice Chairman Sirico asked is there parking behind the restaurant?

Mr. Grey stated no, that’s for the dance studio.

Board Member Lovisolo asked if there were two handicap spots up front.

Mr. Grey stated yes.

Mr. Vreeland stated he did not look into the parking requirements.

Chairman Quinn asked if there will be outdoor dining.

Mr. Grey stated yes.

Secretary Daloisio stated I think you should think about the parking and party issues.

Mr. Vreeland stated if you purchase it and move forward, you don’t want the town to have issues with customer’s parking.

Board Member Davis stated I live 11 houses away from there, the lot was never full with Restaurant L.

Vice Chairman Sirico asked what makes you think you’ll be successful here?

Mr. Grey stated I have 18 years’ experience, I’d be giving the town something it doesn’t already have, it’s something different and would be a great place to go.

Councilman Sasso stated this can only be a restaurant or a house. I’d love to see a commercial taxpayer in there.

Board Member Lovisolo stated I miss Restaurant L being there.

Alternate Yaccarino stated I look forward to seeing what you have to propose.

Vice Chairman Sirico stated I suggest you get the Minutes from 2004 and read the comments from the Restaurant L LUB application.

Board Member Lovisolo stated I think the proposal in the past was questionable and unclear. You need to come in with a clear proposal.

Vice Chairman Sirico stated you don’t want people crossing Franklin Turnpike in the dark after having a few drinks to get to their cars that are parked on Waibel Drive.

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Mr. Grey asked if there is anything else I should look into.

Board Member Daloisio stated please look into the exhaust system. The neighbors will be concerned with this.

Chairman Quinn asked for questions from the Board. Hearing and seeing none, it was brought back to the Board.

**Land Use Committee Update** -Councilman Sasso thanked the Construction office, CCO and Ron Kistner, he stated we are at or past pre-pandemic building permit numbers. A lot of construction is going on.

The Borough issued a Resolution about killing rats with poison. We are doing a reach out about this in the newsletter and also about several other items.

Councilman Sasso stated 5G is the next step for cellular phones. The Borough retained an Attorney for cell sites when the time comes for cell tower applications.

Chairman Quinn stated this is Suzanne Lovisolo’s last LUB Meeting. He wished her the best of luck on the Council.

Chairman Quinn wished everyone a Merry Christmas and a Happy New Year!

A motion to go into closed session was made by Vice Chairman Sirico and seconded by Councilman Sasso. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Board Member Lovisolo – aye, Councilman Sasso – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Alternate Yaccarino, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 9:35 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo