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 August 18, 2021. The meeting was called to order at 7:35 p.m. 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

Board Member Kistner

Vice Chairman Sirico

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Secretary Daloisio

Board Member Davis

Board Member Lovisolo

Councilman Sasso

Mayor Bernstein

The following individuals were also present:

Board Attorney Christopher C. Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

Board Member Lovisolo listened to the tape of this Land Use Board meeting.

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico**,** second by Alternate Yaccarino that the Minutes of the July 21, 2021 Land Use Board Meeting were approved. There was no discussion.

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

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**RESOLUTIONS:**

**Application File No: LUB 2021-03**

**Resolution: 21-15**

**Applicant: Park & Ivy Properties, LLC**

**Address: 54 Park Avenue, Allendale, NJ 07401**

**Block: 1709 Lot: 7**

**Proposed: Build five townhouses, consisting of three stories – Preliminary Site Plan Approval, Final Site Plan Approval, Use and Bulk Variances, Variance Relief Pursuant to 40:55D-60 ©, application denied.**

A motion to adopt the resolution was made by Vice Chairman Sirico and seconded by Alternate Forbes. Roll Call: Vice Chairman Sirico – aye, Alternate Forbes – aye.

**Application File No: LUB 2021-07**

**Resolution: 21-16**

**Applicant: Christopher & MaryAnn Marrone**

**Address: 32 Stone Fence Road, Allendale, NJ 07401**

**Block: 1406 Lot: 7**

**Proposed: One story rear addition, portico and interior renovations. Sections**

**270-64B2 and 270-37A**

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

**Application File No: LUB 2021-08**

**Resolution: 21-17**

**Applicant: Elaine & Francis DiMola**

**Address: 221 East Allendale Avenue, Allendale, NJ 07401**

**Block: 702 Lot: 3**

**Proposed: Rebuild an expanded deck with a portion to be screened. Section 270-54B, front & side yard setback.**

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

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**PUBLIC HEARINGS:**

***Courtesy Review***

**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 Review – Upgrade field areas and improvements to facilitate increased parking and safety. A new Wellness Center addition adjacent to the existing building and football field.**

Dr. Andrew Prince, Board of Education member, Liaison for Sports Association

Scot Beckerman, Superintendent Northern Highlands Regional High School

Frank Messineo, Solutions Architect

Chris Botta stated no public notice is necessary for this application. There is not voting required.

Mr. Messineo stated there are several rooms that are outdated. The rooms need upgrades – the art room, ceramic rooms, and the planetarium. The two story media center needs the stockroom renovated. The weight room will be removed and replaced with two classrooms, storage and offices.

The fields will have drain work done and a new turf field installed with dugouts.

Mr. Beckerman stated the field cannot be used as it is due to drainage issues. The fields will be lit and we have purchased 15 lights for night games.

Vice Chairman Sirico asked about cleats on the field.

Mr. Beckerman stated the proper cleats need to be worn.

There will be public bathrooms installed. The tennis courts will be torn out and a mini park constructed. Additional parking will be provided included handicap parking.

Mr. Beckerman stated the taxpayers will decide whether this project goes through or not. This is an 8 million dollar project with a referendum vote to be scheduled in the early spring of 2022.

Board Member Kistner stated there will be less work for the DPW workers if this project goes through. This is a great project for the students.

Vice Chairman Sirico stated there’s a walkway to the stands in this area, there will be people crossing to the parking lot.

Mr. Beckerman stated there will be handicap spaces there.

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Alternate Yaccarino stated I applaud you for your continued leadership. I’m glad to see this happening.

Chairman Quinn stated will the Wellness Center be open to the public?

Mr. Beckerman stated not right now. This will be advertised in November/December.

**Application File No: LUB 2021-10**

**Applicant: Elizabeth & David Duffy**

**Address: 15 Crescent Place, Allendale, NJ 07401**

**Block: 402 Lot: 7**

**Proposed: An addition and renovation to an existing single family residence with existing non-conformity. Sections 270-64C, 270-57D, 270-64A(1), 270-37A**

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

Mary Scro, Architect, Elizabeth Leonard & David Duffy were all sworn in.

Ms. Scro stated we are proposing a 200 square foot addition out the back of the house. There is a deck to be removed and a staircase will go in and down to a patio. The placement of the house on the lot causes the requirement for variances. The house will still be a small modest home on this lot. The benefits outweigh the detriments by removing the deck.

Mr. Vreeland stated there was a typo in his report. This is a modest addition.

Mr. Vreeland asked about the home finishes being the same and matching the existing home.

Ms. Scro stated yes, they will be the same.

Mr. Vreeland asked if there will be any lights.

Ms. Scro stated there will be one by the back door, a wall sconce.

Mr. Vreeland stated you need to control the storm water and reduce the run-off.

Ms. Scro stated we are prepared to do this.

Mr. Vreeland stated there are other approvals that may be required.

Ms. Scro stated we will comply.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Hearing none, he brought it back to the Board.

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Chris Botta stated the applicant needs to work with the Borough Engineer.

A motion to approve the application was made by Board Member Kistner, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – aye, Board Member Kistner – aye, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

Chairman Quinn stated the application is approved and the Resolution will be memorialized at the next LUB meeting on September 13, 2021. You can apply for the building permit but it will not be issued until the Resolution is approved.

**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 8:57 PM.

Respectfully submitted,

Linda Garofalo

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