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 March 14, 2022. The meeting was called to order at 7:45 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

Alternate Yaccarino

Vice Chairman Sirico

Chairman Quinn

Alternate Forbes

Alternate Putrino

**ABSENT**: Mayor Bernstein

Councilwoman Lovisolo

The following individuals were also present:

Board Attorney, Chris Botta, Esq.

Board Engineer Michael Vreeland

Ed Snieckus, Planner

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Secretary Daloisio, seconded by Board Member Davis, that the Minutes of the February 14, 2022 and February 16, 2022 Land Use Board Meeting were approved. There was no discussion.

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

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**RESOLUTIONS:**

Application File No: LUB 2022-03

Resolution No.: 22-11

Applicant: Christina & Jack Jasko

Address: 321 Brookside Avenue, Allendale, NJ 07401

Block: 1503.01 Lot: 15

Proposed: Addition to kitchen, dining room, new rear deck, and new roof over front porch. Pursuant to 270-37A(2), 270-64B (2) 270-54A & 270-54B.

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

Application File No: LUB 2022-05

Resolution No.: 22-12

Applicant: Lori & Seena Shekari

Address: 81 Fairhaven Drive, Allendale, NJ 07401

Block: 203 Lot: 8

Proposed: Addition to the right side of the house and a master suite over the garage. Pursuant to 270-64A (2)

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

Application File No: LUB 2022-04

Resolution No.: 22-13

Applicant: Charles & Pamela Stock

Address: 210 E. Crescent Avenue, Allendale, NJ 07401

Block: 507 Lot: 4

Proposed: Attach garage to house and expand above the garage. Pursuant to 270-64 (B)2

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

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**PUBLIC HEARING**

Application File No: LUB 2022-02

Applicant: ABC Vault Partners, LLC

Address: 22 Maple Street, Allendale, NJ 07401

Block: 1808 Lot 2

Proposed: Two-Story Apartment Building – 6 one bedroom units. Preliminary & Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, six – unit residential apartment building, consisting of six one bedroom apartments.

**(carried from the meeting of February 14, 2022)**

Mr. Kelly stated this application is for a Use variance with bulk variances. My client is looking to put in four apartments. The applicant reviewed the comments from the last meeting and amended his plan. The property is in the C1 zone. This site is unique and was the drive-up location for the old bank. The size and requirements for the zone make it difficult for alternate uses. We believe we meet the positive and negative criteria.

Michael Scro, Architect, 240 W. Crescent Avenue Allendale was sworn in and his credentials accepted by Chris Botta. Mr. Scro stated he looked into the uses for the location. The footprint is 2,760 square feet.

**Exhibit A1**-Architectural plans last revised 2/25/22, sheet A1

2.1 exterior elevation

2.2 short end elevations

The ground floor plan is shown on the left, all units are identical. There is an entry vestibule and then the entry is there. Each unit is 1,380 square feet. There will be a kitchen, dining room, living room, mechanical room, laundry closet, bathroom and two bedrooms. A standard gable roof is to be used. The property currently is in disarray. The parking lot backs up to a parking lot. There’s no required lighting. We are using recessed lights at the portico and soft down lighting. Sprinklers are not required. We are not proposing a basement. No rooftop mechanicals to be used. No signage is proposed. We can mount the mailboxes on the outside or inside of the building. No elevators or garbage areas are needed. There is architectural detail on all sides of the building.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked what is the height of the building?

Mr. Scro stated 27.6 feet, 28 feet is allowed.

Chairman Quinn asked if these are rental units and how many bedrooms there are.

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Mr. Scro stated yes, they are rental units and have two bedrooms.

Mr. Scro stated 8 parking spaces are required, 7 are proposed and another expert will testify about this.

**Exhibit A2** - page 2- architectural renderings, last revised 2/25/22, were shown on boards on the easel.

Chairman Quinn stated there is nothing around this building in the future depiction rendering. The side of the building will be seen by people driving south down Maple Street. The building doesn’t front on the street as required by ordinance.

Mr. Scro stated we tried to make the side look like an entry with some architectural detailing.

Chairman Quinn asked if rear patios and outside grills are proposed.

Mr. Scro stated no patios are proposed and grilling will be prohibited.

Secretary Daloisio asked if the A/C units could be located somewhere else besides the rear of the proposed building.

Mr. Scro stated we could consider putting them to the east on the proposed building.

Mr. Kelly stated barbeques can be controlled through the Leases.

Secretary Daloisio asked what is the height compared to the neighboring properties?

Mr. Scro stated the height fits in with the residential context.

Secretary Daloisio stated this is a beautiful design. Did you put thought into the fit compared to surrounding homes?

Mr. Scro stated I think it fits comfortably in the area.

Secretary Daloisio asked is the intent for garbage to go on the street or in a dumpster?

Mr. Kelly stated my clients will testify to this.

Secretary Daloisio asked if there is a fire are the options to escape through the staircase or a window?

Mr. Scro stated yes, either the staircase or a window from the second story.

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Board Member Bergen asked if the setback is similar to the surrounding area?

Mr. Scro stated yes.

Alternate Putrino asked if the separation wall will be fire rated?

Mr. Scro stated between the units will meet code. A code review will be done.

Mr. Kelly stated we will sprinkler the building as a condition of approval.

Alternate Putrino asked will there be any generators?

Mr. Scro stated no.

Secretary Daloisio asked will there be any storage for the units?

Mr. Scro stated there will be storage in the front of the vestibule. We can find more areas for storage also within each unit.

Mr. Kelly stated we can add restrictions for outside storage to the Lease also.

Mr. Scro stated the dining area could be reduced by pushing the wall back and add more room for storage.

Secretary Daloisio stated we don’t want outdoor storage.

Mr. Kelly stated my client will not allow this to happen.

Mr. Snieckus stated the C1 zone was testified to be a transitional zone. It is not a transitional zone.

Mr. Scro stated correct.

Mr. Snieckus asked if the floor plan and the rear yard variance could be increased from the proposed 10 feet?

Mr. Scro stated reducing the bedroom to 10 feet would make it tight. The building shrunk in length since our prior submission from 6 units to 4 units.

Mr. Snieckus asked if the dormer is false?

Mr. Scro stated yes.

Mr. Snieckus asked if storage could be made underneath the first floor staircase? Could this be

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used for bike storage?

Mr. Scro stated fire separation gets trickier. We could use it as a linen closet.

Mr. Snieckus stated on page 3 of my memorandum there is an error in the parking count, I stated townhomes, not garden apartment.

Mr. Snieckus asked if there will be affordable units.

Mr. Scro stated no.

Mr. Vreeland stated you may need to provide an electric charger for the cars.

Mr. Kelly stated yes, we may need one.

Chairman Quinn asked for questions from the public.

Robyn Ortiz, 35 Elm Street stated it’s nice to see this, would like to see it more historic looking to blend with existing homes and town streetscape. Will anything be done for drainage?

Mr. Scro stated this will be addressed later.

Michael McMaster, 46 Maple Street asked you are going from 6 bedrooms to 4 bedrooms, do you still require a variance if these were 1 bedroom units?

Michele Bonacort, 30 Maple Street asked if this building is 2 ½ stories high and 83 feet long?

Mr. Scro stated the buildings in town are a maximum of 35 feet tall. Many homes are 2 ½ stories, including an attic. The trees will do as much as the building as far as blocking the light.

Christine VanTeyens, 38 Elm Street asked this is zoned for commercial, do impervious rules apply?

Mr. Scro stated the Civil Engineer will talk about this.

Chairman Quinn stated drainage will be discussed later on, in detail.

Michael McMaster asked will you consider other options? This is a big building in a residential area. Did you consider a single family residence?

Mr. Scro stated it’s already a commercial zone. We are allowed second floor residential in this zone. The scale of the building is not foreign and fits the area.

Chairman Quinn stated this is slightly over a ¼ acre site.

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Michael McMaster stated this was a residence, changed to the bank drive through and now apartments.

Chairman Quinn stated the use for the drive through was restricted to hours the bank was open as a condition of approval of the original building.

Tom Didio, 416 Oradell Avenue, Oradell was sworn in as one of the principals that owns the property. He stated I’ve built similar projects in New Jersey.

Mr. Kelly asked did you consider other uses?

Mr. Didio stated he purchased this property 16 months ago. No tenants are interested in the space. I cannot find a retail business tenant for this property in this period.

Mr. Kelly asked are you willing to change the exterior of the building?

Mr, Didio stated yes.

Mr. Kelly have you operated any other buildings?

Mr. Didio stated yes, I have 250 residential apartment tenants now.

Mr. Kelly asked can garbage and recycling be managed two times a week?

Mr. Didio stated yes, our Lease states no dogs, no grilling on the property. This is controlled by the Lease. We will have a landscaper also. Buildings will be fully sprinklered.

Chairman Quinn asked for questions from the Board.

Secretary Daloisio asked if there have been any studies done about rental units?

Mr. Didio stated the market is very strong right now for renters.

Secretary Daloisio asked if there is no garbage area, where will the cans go?

Mr. Didio stated there will be an area designated for can storage. A/C condensers can be moved also.

Board Member Yaccarino asked will you be keeping the bank building located on West Allendale Avenue commercial?

Mr. Didio stated yes.

Vice Chairman Sirico asked where in Park Ridge do you have apartment buildings?

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Mr. Didio stated we own two sets of garden apartments, 24 units each.

Ed Snieckus stated the outdoor garbage storage area is currently shown on the plan in the parking lot.

Chairman Quinn asked for questions from the public.

Matthew Rocco, 37 Elm Street stated a lot of stormwater flows down to us on Elm Street.

Chairman Quinn stated the Engineer will address stormwater management .

Matthew Rocco stated children come through my property now. How will the right-of-way be handled?

Chairman Quinn stated the Engineer will respond to this.

Matthew Rocco asked how will they deal with the power lines? What will it look like? How many trees will be taken down?

Chairman Quinn stated the Engineer will testify to this.

Mr. Kelly stated there will be no spas outside, no patios, only grass. We will comply with the Borough Ordinance on garbage.

Christine VanTeyens asked did you consider the lot being residential and sold as a single building lot?

Chris Botta stated the applicant chose to move forward with this application.

Kiersten Ostercorn, Engineer, 22 Madison Heights, Wyckoff was sworn in as an Engineer and her credentials accepted by Chris Botta.

**Exhibit A3** – Ms. Ostercorn stated she prepared the site plan, last revised 2/22/2022. The survey is on the left. The site plan was prepared and the parking reviewed. The utility poles were reviewed. A zoning analysis was done. There is no drainage on site currently. The proposal for drainage is (sheet 4) underground chamber detention system for the roof area and the entire property. We are improving drainage for the site with this system. Overflow will run to Maple Street.

**Exhibit A4** - Sheet 5 – landscaping and lighting - last revised 3/14/2022 – aerial exhibit – to the north there are trees there and also to the east there are trees.

Sheet 5 – the trees will remain. The evergreen tree will be kept or replaced.

Sheet 3 – one tree to be removed and there’s a dead tree in the rear to be removed. In the island

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there will be a shade tree, shrubs, and ornamental trees. There will be evergreens and on the north side we will plant arborvitae. Landscaping to the north will be more robust.

Chris Botta stated the applicant should work with the Engineer in the field.

Mr. Kelly agreed.

Ms. Ostercorn stated the lighting at the doors will be soft down lights. House light shields will be used to control the spillage. The lights will be on from dusk until dawn. Warm LED lights to be used. The two light poles will be 16 feet tall to comply with the Ordinance.

The garbage will be in a screened area where the cans will be stored.

Vice Chairman Sirico asked if the garbage area can be moved to the east side and the light be moved?

Ms. Ostercorn stated the area may work but I don’t want to move the utility pole.

Mr. Kelly stated the proposal is for a private carter to be used for garbage pick-up.

Ed Snickus asked is it possible to shift the striped area and use if for the utility pole?

Ms. Ostercorn stated I have to look into that.

Ed Snieckus asked if they need lighting on the utility pole? Can we use two fixtures?

Ms. Ostercorn stated I will look into this.

Ed Snieckus asked will there be landscaping on the east side?

Ms. Ostercorn stated I don’t know if we can do that. Vinyl fencing exists and belongs to the neighbors. Fencing will be 5 feet tall.

Mr. Kelly stated we are OK with 5 or 6 foot fencing.

Ed Snieckus stated we could arrange a site visit to discuss the trees.

Chairman Quinn stated the streetscape is important to maintain to me.

Vice Chairman Sirico asked where is the telephone pole that is in the front?

Ms. Ostercorn showed it on her plan.

**Exhibit A5**-photos of the existing conditions on the site.

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Secretary Daloisio asked where does the drainage catch basin tie into?

Ms. Ostercorn stated to the rear basin.

Secretary Daloisio stated the bottom of the curb will not drain, it goes up.

Ms. Ostercorn stated I have to fix this, it’s an error.

Secretary Daloisio asked if there are any water issues with the neighbor to the north?

Ms. Ostercorn stated no, I didn’t speak to the neighbor.

Vice Chairman Sirico asked if they would be installing something to the #2 area?

Ms. Ostercorn stated maybe, I will look into this.

Mr. Kelly stated we will bring back Ms. Ostercorn and look into all drainage at the next meeting.

Secretary Daloisio asked on the east and south perimeters is it just curb?

Ms. Ostercorn stated yes.

Secretary Daloisio asked where will the snow go?

Mr. Didio stated the snow will probably be removed from the property in the event of a large storm.

Mr. Kelly stated my client will have to address this.

Secretary Daloisio asked where will guests park?

Ms. Ostercorn stated this should be included in the amount of parking spaces being provided.

Vice Chairman Sirico asked where does the fence end that is along the parking spaces?

Ms. Ostercorn pointed to it on the plan.

Board Member Davis asked does the fence belong to the neighbor?

Ms. Ostercorn stated yes.

Alternate Putrino asked what is the soil condition at the retention basin?

Ms. Ostercorn stated we will do a soil test in the future.

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Alternate Putrino asked will you use a permeable pavement?

Ms. Ostercorn stated we will talk to the owners.

Alternate Putrino stated the plantings need to be deer tolerant.

Ms. Ostercorn stated I will work with the Landscape Architect.

Chairman Quinn asked if Mr. Vreeland is satisfied with the water retention plan?

Mr. Vreeland stated yes. It looks like it’s going to work.

Chairman Quinn asked for questions from the public.

Steve Lobello, 74-86 W. Allendale Avenue asked where the parking lot is to be built, will the curb be extended?

Ms. Ostercorn stated it will go to the other side of the utility pole.

Michele Bonacort stated I have the fence, the bank put it up. The tree is 100 years old and will die if we cut it back. The sidewalk goes to nowhere, we removed our sidewalk.

Ms. Ostercorn stated we can’t take it out.

Michael McMaster asked when coming in to the site is there going to be a stop sign?

Ms. Ostercorn stated yes, and there is adequate site distance.

Michael McMaster asked overflow parking comes down to Maple Street, will there be cars parked there?

Mr. Kelly stated we can control site distance on our property but not street parking.

Michael McMaster asked can we get a stop sign on the street?

Board Member Kistner stated I will speak with the Police Chief about this.

Michele Bonacort stated I have puddles at my house currently, the slope goes down to my property.

Mr. Rocco asked there is a tree on my property, what will happen to it?

Ms. Ostercorn stated I’m going to meet with the professionals.

Robyn Ortiz stated the size of the building is large, the runoff will be large. The seepage pit is fine

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and the water will still get into our homes. You are 3 feet above us. Our yards turn into ponds. We need some help with the water. I have 4 sump pumps.

Chris Botta stated this application is carried to the meeting of **April 20, 2022 at 7:30 PM**, no new notice is required. Time is waived for the Board to act.

**DISCUSSION:**

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Board Member Yaccarino, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 11:15 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo