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 September 20, 2023. The meeting was called to order at 7:33 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:

Board Member Putrino

Board Member Kistner

Councilman Daloisio

Board Member Dalo

Chairman Sirico

Alternate Warzala

Alternate Butler

**ABSENT**:

Vice Chairwoman Bergen

Mayor Wilczynski

The following individuals were also present:

Board Attorney, Christopher Botta, Esq.

Board Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

**PUBLIC HEARINGS**

Application File No.: LUB 2023-05

Applicant: Michael Zeoli & Samantha Danubio

Address: 41 Elmwood Avenue, Allendale, NJ 07401

Block 2009 Lot: 4

Application: Two story addition in rear and side yards. Pursuant to Section 270-37A.

**(carried from the meeting of July 19, 2023)**

Councilman Daloisio is recused from this application because it has a D variance.

John Ferraro, Architect, 37 Maple Avenue, New City, NY was sworn in and his credentials accepted by Chris Botta.

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Mr. Ferraro stated we originally had 3 variances for side yard, combined side yard and FAR. This is a two story addition, we have now reduced the addition substantially. One variance is needed now for being 2% over the FAR.

Michael Vreeland stated the calculations were done and are in line. The property requires a D4 variance. It is similar to a D3 variance. A plot plan is required to be updated and submitted and drainage calculations are required.

Chairman Sirico asked what changes have you done?

Mr. Ferraro stated the master bedroom is smaller, the square footage was reduced and the size of the kitchen was reduced.

Michael Vreeland asked about the exterior lighting, colors for the proposal.

Mr. Ferraro stated the siding will be the same color, lighting will be outside the rear door. There will be no flood lights. The fence encroachment will be resolved. AC units will go behind the garage. This will be on the plot plan as well. No trees are being removed.

Chairman Sirico asked about the access for equipment.

Mr. Ferraro stated pictures of the equipment have been submitted to the Board.

Chairman Sirico stated I see the front and the side porch. Can the equipment go around there?

Mr. Ferraro stated the site plan shows it’s squared off.

Chris Botta asked what’s in front of the wood fence?

Mr. Ferraro stated that’s a chimney. The equipment we are using can fit in a 5 foot space. The window well does not go beyond the chimney.

Chairman Sirico asked for questions from the Board.

Board Member Putrino asked if there is a generator?

Mr. Ferraro stated no.

Board Member Putrino asked if the roof leaders are tied in?

Mr. Ferraro stated no because there is less drainage now.

Board Member Dalo asked if the access issue has been discussed with the neighbors?   
  
Mr. Ferraro stated I have submitted information showing the dimensions.

Board Member Dalo stated this should be discussed with the neighbors.

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Mr. Ferraro stated if a neighbor shows up to the meeting, we will be happy to discuss this.

Chairman Sirico opened the meeting up to the public.

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

Board Member Putrino stated we are down to one variance – 152 square feet. This is 8 inches across the back. I appreciate what Mr. Ferraro has done to eliminate the variances. We don’t want to set a precedent.

Mr. Ferraro stated the owners have been very cooperative and patient.

Board Member Putrino stated take a little off the bottom and the top.

Board Member Dalo stated you are right there.

Chris Botta stated I think you could have a vote or withdraw the application.

Mr. Ferraro stated we’d like to think about this and to adjourn tonight.

Chris Botta stated this application is carried to the October 18, 2023 meeting. No further notice is necessary. Time is waived for the Board to act.

Application File No.: LUB 2023-07

Applicant: Russell & Lisa Young

Address: 101 E. Orchard Street, Allendale, NJ 07401

Block: 1901 Lot: 11

Proposal: Addition and renovation. Pursuant to Section 270-37 (A) 2 and 270-64B(2)

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

Board Member Dalo is recused from this application.

Mary Scro, Architect, Z+ Architects, 240 W. Crescent Avenue, Allendale along with Mr. and Mrs. Young were sworn in and Mrs. Scro’s credentials accepted by Chis Botta.

Mrs. Scro stated we are here tonight seeking a side yard variance. We are looking to construct a four bedroom center hall colonial. This is a narrow lot and it is undersized. On the first floor we propose to go out in the back with a family room. On the second floor we propose to add one bedroom. Sheet SK-14 shows the home with hardy board siding and brick veneer. The elevations are shown.

Sheet SK-16 shows the side yard. Six trees are to be removed. Exterior lighting will be done per code. There is a pool shown but this may not be done at this time. An as-built plan will be provided. Outside approvals will be obtained.

Board Member Putrino stated the tax map shows the combined distance is 54.2 feet between the

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two homes. There is a new home being built next door.

Mrs. Scro stated I don’t know the side yard setback there.

Mike Vreeland stated the side yard setback for the neighbor was 30.5 feet with the new home it is 32.6 feet.

Councilman Daloisio asked did you try to make this proposal comply?

Mrs. Scro stated it wasn’t as efficient to make everything conforming.

Councilman Daloisio asked you are are removing 6 trees. Will you be replacing any?

Mrs. Young stated yes, we can do this.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

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

Councilman Daloisio asked if there is any lighting proposed that will affect the neighbors?   
  
Mrs. Scro stated no.

Mike Veeland stated a plot plan will be required.

Chris Botta stated the applicant will need to work with the Engineer in the field.

Board Member Putrino asked if the princess will get her own room? (Referring to the applicant’s daughter who was present.)

Mrs. Young stated yes, she will.

Chairman Sirico stated the Board is concerned with the height of the building.

Mrs. Scro stated we will keep it under 35 feet.

Chairman Sirico asked for questions from the Board.

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

Chairman Sirio stated the Resolution will be memorialized at our next meeting on October 18, 2023.

A motion to approve the application was made by Councilman Daloisio, seconded by Board Member Putrino. Roll Call: Board Member Putrino – aye, Board Member Kistner – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Alt. #1, Warzala – aye, Alt. #2 Butler – aye.

Board Member Dalo is recused.

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**OPEN TO THE PUBLIC FOR COMMENT**

Councilman Daloisio stated the Land Use Committee had a meeting last week and they are

preparing a Resolution prohibiting the planting of bamboo. Awnings and canopies are dirty and have mildew, we are making language adjustments for a Resolution on this also. We are

checking the codes for updates.

Chairman Sirico thanked the Board for coming out for the two Land use Board meetings this week

**ADJOURNMENT:**

On a motion by Board Member Putrino, second by Board Member Dalo, with all members present voting in favor, the meeting was adjourned at 8:38 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator