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 via teleconferencing on Go To Meeting due to the State of Emergency in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on April 21, 2021. The meeting was called to order at 7:27 pm by Chairman Quinn who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

Chairman Quinn led those present in a 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

Vice Chairman Sirico

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: 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

**PUBLIC HEARINGS**

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

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

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

**Block: 1709 Lot: 7**

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

**(Continued from the March 17, 2021 LUB Meeting)**

Chairman Quinn stated this application is carried at the request of the applicant to the meeting of May 19, 2021, no further notice is necessary; time is waived for the Board to act.

**Page 2-LUB Minutes-April 21, 2021**

**Application File No: LUB 2021-05**

**Applicant: Timothy J. Driscoll**

**Address: 36 Carteret Road, Allendale, NJ 07401**

**Block: 1503.01 Lot: 17**

**Proposed: New Construction – A single Family Home. A side yard setback of 20.3’ whereas 40.0 is required and front yard setback where 50.0’ is required and 45.4 is proposed.**

Chris Botta stated he reviewed the public notice that appeared on April 11, 2021 as well as the certified mailing receipts to the 200 foot list and the utility companies. This application is ready to be heard.

John Veteri Jr., Esquire stated the application is to create a new home on the property. The property is constrained by the stream HoHoKus Brook encroachment in the rear of the property.

Dan D’Agostino, Architect, 126 Paterson Avenue, 2nd floor, Little Falls was sworn in and his credentials accepted by Chris Botta.

Mr. D’Agostino stated we tried to work within the setbacks.

Exhibit A1-The Engineer’s site plan was shown on the screen. The back third of the property is wetlands. There is also a sanitary sewer easement. The client did not want an L shaped house. We introduced the bend in the house. There is currently a three car garage, we are replacing that. The front yard setback has a 50 foot requirement, we are proposing 45 feet. The lot width requirement is 100 feet, 119.72 is proposed.

Chairman Quinn asked if any of the existing structure or related amenities is being kept.

Mr. D’Agostino stated no.

Exhibit A2-Architectural plans-The first floor shows a family room with fireplace, a dining area, pantry, mudroom, walk-in closet, powder room, guest bedroom, library and study. The second floor proposal is for four bedrooms, four baths, loft area, each bedroom has an ensuite bathroom, laundry room and bonus room. The exterior has modern roofs, vertical siding, hardie products, asphalt shingles for the roof, an outdoor kitchen/grill area and a two story glass wall that faces the neighbor to the left.

Mr. Veteri reviewed the Van Cleef Engineering report. Storm water management will be handled with four water pit capture systems.

Mr. Vreeland reviewed his technical comments. He asked if a fence is proposed for the pool.

Mr. D’Agostino stated yes, this is a requirement of the Building Department.

Mr. Veteri stated we are not seeking any lighting variances.

Mr. Botta stated the applicant will work with the Borough Engineer on any storm water

**Page 3-LUB Minutes-April 21, 2021**

management issues and landscaping. This is a condition of approval.

Chairman Quinn asked for questions from the Board.

Chairman Quinn stated this house had a fire. The homes in this neighborhood are all similar in style. The setback requirements have become greater over time since the original home was built with expanding setbacks related to the size of the house. You’re asking the Board to agree that the expanded setback should be ignored in this case despite a new house plan not related to the existing house footprint. It’s a beautiful design and a large residence.

Mr. D’Agostino stated the size of the house is 7,000 square feet.

Secretary Daloisio stated there’s a three car garage, can this be cut back? Can four feet be removed to eliminate the front yard variance request?

Mr. D’Agostino stated we tried to make it so that they have storage alongside the back of the garage. I try to avoid variances whenever I can.

Secretary Daloisio stated I think you could avoid one variance.

Mr. D’Agostino showed the area on the screen that could be cut back from the garage. We try to allow 12 feet per car in the garage. We could remove the bump out and shift the house.

Secretary Daloisio stated I think it would be great if you could eliminate a variance.

Board Member Bergen stated the walk-in closet appears to be unusable space in the mudroom. There’s some room to play with. It’s a beautiful home but the size is very big.

Mr. Veteri stated we are way under the permitted gross building area. The code is 19%, we are at 10 ½%. The client (via text) says we can make this work and eliminate the extra variance.

Chairman Quinn stated that leaves us with a side yard setback variance.

Board Member Davis asked wasn’t the previous house a one story, three car garage home?

Mr. D’Agostino stated the previous house was two stories and possibly a third level.

Board Member Davis stated the garage was originally a one story, three car garage. Now we are going to a 35 foot high garage. This is a lot bigger structure than what was there. This will be very visible to the neighbor to the left. Is there any way to lower the height?

Mr. D’Agostino stated I know the owner would prefer not to do that.

Mr. Veteri stated we could work with your Engineer to have substantial plantings in this area and fencing to help buffer the effect on the neighboring property including plantings on the neighboring property at the applicant’s expense.

**Page 4-LUB Minutes-April 21, 2021**

Chairman Quinn asked for questions from the Board.

Secretary Daloisio asked did you do any alternate plans?

Mr. D’Agostino stated there were six full versions of the house. This is what they want ater considering all 6 versions.

Secretary Daloisio asked what’s the existing vegetation on the left side?

Mr. D’Agostino stated it’s not dense. A picture of the side yard was shown on the screen.

Chairman Quinn stated we’d like you to respect the Ordinances where possible.

Mr. Vreeland stated the sliding setback requirement maxes out at 40 feet. A conforming building may not fit the characteristics of the neighborhood.

Chairman Quinn asked for questions from the Board.

Board Member Lovisolo stated I built a home here, when you start from scratch, we try to follow the rules. This is a strangely shaped lot. I’m appreciative of the owner eliminating one variance and it shows good faith. I don’t know how you could move the garage any more. I am liking this plan.

Mr. Veteri stated the garage angled differently created an awkward entrance for vehicles to access the garage.

Alternate Yacccarino stated that means a lot that you prepared and considered six different plans.

Chairman Quinn asked for questions from the public.

Ms. Machteld Hillen, 34 Carteret Road stated the side of the house is very different as to what was there previously. They added to the height and bumped it out. Our bedrooms are facing the garage and stairs. You will be looking into our kitchen. Is there any way to make the garage one story and the large window (2 story wall of glass) eliminated?

Mr. D’Agostino stated we can remove or modify the window. The owner wants to respect the neighbors.

Dr. Pedro Pereira, 34 Carteret Road stated this house is a very different design as to what’s in the neighborhood of contemporary style homes. It doesn’t fit, but we respect it. The size doesn’t fit in. Are there any plans for landscaping between the neighbors?

Mr. D’Agostino stated we would provide that and there will be significant landscaping.

Mr. Veteri stated we would stipulate to this – a fence and substantial trees.

**Page 5-LUB Minutes-April 21, 2021**

**Page 5-LUB Minutes-April 21, 2021**

Mr. DiAgostino stated the modern glass wall was shown. I’d like to get some light into this space and cut back the glass to one window up and one below. The applicant will do high screening.

Ms. Hillen stated the neighbor will be looking into our house.

Mr. Botta asked does anyone know the setbacks to your property line?

Ms. Hillen stated I don’t know, about 40 feet. Our house is 4,800 square feet and it is big.

Mr. Veteri stated if it helps the neighbors, the plantings can also be on the neighbor’s property. This house fits on this site. We are trying to make this work.

Mr. D’Agostino stated 41.99 feet is between the existing footprint and the Hillen home than the previous pool.

Exhibit A3-Google Earth was shown on the screen, showing the two dwellings and the orientation to each other.

Mr. D’Agostino stated the pool will be further away from the Hillen home.

Ms. Hillen stated I’m worried that this home may make our home very dark.

Chairman Quinn asked for other questions from the public.

Andrew Halder, 38 Carteret Road (home to the right) stated I’m interested in seeing the landscaping plan or work with the landscaping designer to try and shield the homes.

Mr. Veteri stated we want to make both neighbors happy.

Evan Karsch, 37 Carteret Road stated I live across the street; I have the same issues as the other neighbors. Is there a basement and what the size of the constructed space is.

Mr. D’Agostino stated we’d like to have a basement. The square footage is 3,766 on the first floor and 3,826 on the second floor. There is over 7,500 of livable space including the garage and bonus room the total is 9,823 total constructed space.

Secretary Daloisio asked Mike Vreeland can you clarify the stream encroachment line on the plan?

Mr. Vreeland stated there are flood hazard area regulations where the regulated areas are based on the design flood elevations.

Secretary Daloisio asked looking at the Engineer’s drawings, how far back could you go on the property?

Mr. Vreeland stated I don’t know what the elevation is of the 100 year flood line.

**Page 6-LUB Minutes-April 21, 2021**

Mr. D’Agostino stated I believe it’s at 278 but that came from our Engineer who could not attend the meeting.

Chairman Quinn asked for questions from the public. Not seeing any he brought it back to the Board.

Board Member Lovisolo asked do you think there is some way to set back the second level of the garage for the neighbor on the left?

Mr. D’Agostino stated I understand the neighbor’s concerns. We are not asking for a height variance.

Vice Chairman Sirico stated I’m struggling with the window. Is there any glare off the window to the neighbors?

Mr. D’Agostino stated there could be a reflection but I don’t know how I’d study that.

Mr. Veteri stated the applicant has agreed to reduce the size of the window.

Secretary Daloisio asked can you eliminate the pool and patio and shift everything to the rear?

Have you looked into that?

Vice Chairman Sirico asked what about cutting back the pool, or modify the shape of the pool?

Mr. Veteri stated I don’t see anything that would help where the garage is located to eliminate the side yard variance.

Mr. D’Agostino stated there’s no better way to use the property than what we’re proposing.

Alternate Yaccarino asked on the second floor of the garage, is this living space?

Mr. D’Agostino stated it is a playroom.

Chairman Quinn asked for general comments from the public on this application.

Even Karsch stated I sat one month ago before this Board. I see this house from my master bedroom and bathroom every day for 3 ½ years. I don’t object to the size, I’m tired of looking at the pile of wood. This is not my taste but it’s beautiful. This would be a big improvement.

Andrew Halder asked is there any idea on timing of construction?

Mr. Veteri stated we’d like to head into construction drawings if approved. They’d like to start immediately.

Mr. D’Agostino stated it should take approximately 12 – 14 months to complete.

**Page 7-LUB Minutes-April 21, 2021**

Chairman Quinn asked for more comments from the public.

Dr. Pedro Pereira stated welcome to the neighborhood.

Evan Karsch stated everyone around here is excited to get this moving.

Chairman Quinn brought it back to the Board.

Mr. Veteri stated the applicant has tried to help mitigate any issues that we’ve had. We have a very viable plan and it will be an asset to the neighborhood. Four seepage pits are proposed which is a benefit. We are restricted by the shape of this lot and the existing stream on site.

Chris Botta stated I think this fits into the C1 criteria very well. The Board could consider a Resolution with conditions as discussed during the meeting.

Secretary Daloisio stated I appreciate the applicant working with us and the Architect being honest.

Board Member Kistner stated as an employee of Allendale and the Administrator, you have a great block, I was there for the fire in 2018. I agree this will be a nice improvement.

A motion to approve the application was made by Secretary Daloisio, seconded by Board Member Lovisolo. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Board Member Lovisolo - aye, Vice Chair Sirico – 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 9:27 pm.

 Respectfully submitted,

 Linda Garofalo

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