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 21, 2024. The meeting was called to order at 7:37 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:

Vice Chairwoman Bergen

Board Member Warzala

Board Member Putrino

Board Member Dalo

 Chairman Sirico

 Mayor Wilczynski

 Alternate Conte

**ABSENT**:

 Board Member Agugliaro

Councilman Daloisio

 Alternate Butler

 The following individuals were also present:

 Board Attorney, Lawrence Calli, Esq.

 Borough Engineer, Michael Vreeland

 Land Use Administrator, Linda Garofalo

 Board Planner, Ed Snieckus

**APPROVAL OF MINUTES**

Motion by Board Member Putrino, seconded by Vice Chairwoman Bergen, that the Minutes of the July 17, 2024 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino,- aye, Chairman Sirico – aye.

**Page 2- LUB Minutes-August 21, 2024**

**RESOLUTIONS**

Applicant File No.: 2024-09

Resolution No.: 24-16

Applicant: Interchem

Address: 6 Pearl Court, Allendale, NJ 07401

Block: 601 Lot: 6

Application: Installation of Generator

A motion to adopt the resolution was made by Board Member Putrino, seconded by Vice Chairwoman Bergen. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Chairman Sirico – aye.

**PUBLIC HEARINGS**

Application File No,: 2024-04

Applicant: Allendale Rehabilitation & Healthcare

Address: 85 Harreton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Application: Construct an 8,541 square foot addition to a non-conforming assisted living and skilled nursing home.

**(carried from the meeting of July 17, 2024)**

**(carried to the meeting of August 21, 2024)**

Mr. Rubin, representing the applicant, stated that at the first hearing on April 17, 2024, there were 6 members present that were able to vote. Tonight we have 5 members that are able to vote. We need 5 affirmative votes. We are asking this meeting be carried to a future date – in late September of October. I will re-notice this new date. I waive all time constraints.

Mr. Calli stated the applicant is asking to carry this application to a later date. This will be a special meeting. You will receive a notification. The Attorney will get an updated 200 foot list. This is a combined Land Use Board. Class I and III members cannot vote on this application. It appears there are more board members that are present tonight but not all are able to vote on this.

A motion to approve application being heard at a later date was made by Board Member Putrino, seconded by Board Member Warzala. Roll Call: Board Member Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye,

Alternate Conte.

**Page 3- LUB Minutes-August 21, 2024**

Applicant File No.: 2024-10

Applicant: Craig Foster

Address: 146 Park Avenue, Allendale, NJ 07401

Block: 1703 Lot: 11

Application: Installation of shed in backyard. Pursuant to 270-14C(B)(2)

Chairman Sirico stated Vice Chairwoman Bergen is recused from this application.

Craig Foster was sworn in. Mr. Foster stated we’d like to put a storage shed in the back corner of the property. The property is surrounded by three streets. The shed is under 200 square feet. I took pictures that show the property. The height of the shed is 7-8 feet.

Chairman Sirico stated all homes on Park Avenue front on Park Avenue.

Mayor Wilczynski stated on Mallinson everything can be seen. It’s not appealing to be in the middle of the yard.

Chairman Sirico asked for questions from the Board.

Board Member Putrino stated the shed is to the right but looking at it, it’s on the left. There is no curb on Mallinson – it’s a narrow road, there’s no definitive road there. How are you coming up with the dimension?

Mike Vreeland stated this is a narrow paved street. There were setback issues when the house was demolished and then built. The fence on Mallinson is over the property line and will be moved.

Board Member Putrino I wouldn’t want to see you install the shed and have to move it down the road if a sidewalk was installed.

Chairman Sirico asked if the fence is going to be moved back?

Mr. Foster stated yes, the measurements were incorrect. There’s a slant to the lot line.

Mike Vreeland stated one corner where proposing to put the shed, the fence is over the property line by 1 ½ feet.

Mike Vreeland stated there is a section in the code and provision about these structures and about homes with multiple frontages.

Mr. Calli asked if Mr. Foster can put it on the record what colors the shed will be?

Mr. Foster stated grey and black – the house and shed will match with neutral colors.

**Page 4- LUB Minutes-August 21, 2024**

Mayor Wilczynski stated there is to be no garbage or storage behind the shed. Mr. Foster agreed.

Board Member Warzala asked if there will be any electric or lighting?

Mr. Foster stated no.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public. Seeing none, it was brought back to the Board.

A motion to approve the application was made by Mayor Wilczynski, seconded by Board Member Putrino. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Alt. Conte – aye.

**OPEN TO THE PUBLIC FOR COMMENT**

Mayor Wilczynski stated the Community Center is coming along beautifully. The gym floor, basketball courts and kitchen are all done. The Community Room can be divided. A meeting with organizations and the community will be held. The calendar needs to be worked out also. Hopefully everyone will be happy.

Ed Snieckus, Planner, stated he has been working on the Hazard Vulnerability Assessment Study.

Mayor Wilczynski stated there have been a lot of flooding issues.

Ed Snieckus stated you may have seen the mapping and Land Use Plan Amendment that I emailed. Goals and objectives are added. The recommendations are in there. We can discuss more in September. This is an ongoing thing. The Land Use plan map supports the zoning map.

Chairman Sirico asked if there is any input on the building on Route 17 and Allendale Avenue?

Mayor Wilczynski stated 275 units have been approved but contingent on the study. We need to examine that. We want our Sewer Agreement to be with Saddle River, not the builder.

Mayor Wilczynski stated the 4th round is coming up for the Fair Share Housing. There’s an effort to enter into a federal lawsuit. The goal is to challenge the 62 towns that are exempt and have other towns join in. We are on the list, each town will contribute $10,000. We will have meetings. I will send something out to Allendale residents. There is a very tight deadline on this. We have done what we are supposed to do so far. We are being diligent.

**Page 5- LUB Minutes-August 21, 2024**

**ADJOURNMENT:**

On a motion by Board Member Putrino, second by Board Member Bergen, with all members present voting in favor, the meeting was adjourned at 8:30 PM.

 Respectfully submitted,

 Linda Garofalo

 Linda Garofalo

 Land Use Administrator