

**RESOLUTION
LAND USE BOARD
BOROUGH OF ALLENDALE
BERGEN COUNTY, NJ**

DATE: October 18, 2023

RESOLUTION# LUB 23-18

Carried Defeated Tabled

Land Use Board	Motion	Second	Yes	No	Abstain	Absent
Bergen			✓			
Putrino	✓		✓			
Kistner					✓	
Daloisio						✓
Dalo					✓	
Sirico			✓			
Wilczynski		✓			✓	
Warzala, Alt. 1			✓			
Butler, Alt. 2						✓

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LAND USE BOARD OF THE BOROUGH OF ALLENDALE

RESOLUTION APPROVING
PRELIMINARY AND FINAL SITE PLAN FOR
ALLENDALE SENIOR HOUSING CORP.
BLOCK 1708, LOT 1 & 9
(a/k/a CEBAK COURT)

WHEREAS, the applicant, ALLENDALE SENIOR HOUSING CORP., has applied for preliminary and final site plan to extend a private roadway known as Cebak Court in order to construct an additional two buildings to house four new units of age-restricted senior housing, and to add parking spaces and an asphalt walkway to connect with Mallinson Street, on Block 1708, Lot 1 & 9, as well as other associated site improvements to its premises; and

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WHEREAS, the Allendale Urban Renewal, LP, of which Allendale Senior Housing Corp is a partner, is the owner of Block 1708, Lot 1 & 9; and

WHEREAS, the Land Use Board has reviewed the evidence and testimony of the Applicant and its professionals, including Engineering, Architectural and construction plans, and the testimony of the Borough Engineer, at its public meeting on September 18, 2023; and

NOW THEREFORE BE IT RESOLVED by the Borough of Allendale Land Use Board that it hereby makes the following findings of fact and conclusions:

1. Notice of the public hearing was properly given by the applicant in accordance with applicable law.
2. The Property is located in the SC Redevelopment Zone District. This Zone was created for the purposes of the construction of the original eight structures. The Zone provides for a density of 10 units per acre. There currently exists 6.5 units per acre, and the applicant is proposing 8.13 units per acre with this application, which is still below the maximum permitted. No variances are requested as part of the application.
3. As part of the application, the applicant submitted a Land Use Application dated August 16, 2023, which included various correspondence and reports; a Report, entitled, "Drainage Calculations For Allendale Senior Housing Corp., Cebak Court, Block 1708 – Lots 1 & 9, Borough of Allendale, NJ, Bergen County, New Jersey," prepared by Schwanewede Hals & Vince (David A Hals, PE, LS, PP, CME) and dated July 31, 2023; Architectural Plan Set entitled, "Allendale Housing Inc., Block 1708-Lots 1&9, Cebak Ct, Allendale, NJ", prepared by Z+ Architects, LLC (Michael Scro), which consist of 3 sheets and are dated August 2, 2023; and a Site Plan Set (including copy of survey), entitled, "Preliminary & Final Site Plan, Allendale Senior Housing Corp., Block 1708-Lots 1 & 9, Cebak Court, Borough of Allendale, Bergen Co., NJ", prepared by Schwanewede Hals & Vince (David A Hals, PE, LS, PP) which consist of 6 sheets and are dated July 31, 2023. These plans and exhibits were in evidence and reviewed and examined by the members of the Land Use Board.
4. A Board Member of the applicant, Vincent Barra, was sworn and testified as to the nature of the organization, and its goals in connection with the application. Mr. Barra testified as to the need for senior housing in the Borough, and the current operations at the site. He testified that there are 16 units on site at present, and the application seeks to add four units, for a total of 20 units. He testified that there is a waiting list for occupancy of the units of approximately 170

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people. He also testified that the units have existed since 1995. Senior housing is specifically encouraged by the Borough of Allendale and the Borough's Master Plan.

5. The applicant's engineer, David Hals, P.E., was sworn, accepted as an expert and testified as to the existing conditions and proposed improvements to the site. He testified that the site is relatively flat and is located off of First Street. The proposed improvements are directly adjacent to the existing units, at the end of Cebak Court. The applicant is proposing to construct two buildings, which will house a total of four additional units of senior housing. Each unit is a one-bedroom apartment with a kitchen and living area. The proposed units are similar to the existing units but are upgraded to meet current code and will be fully ADA compliant and accessible. The new units will match existing zoning restrictions and appearance on site. It is proposed to add six parking stalls, for a total of ten parking spaces. One handicap parking spot is proposed, and two EV charging spaces are to be provided. All parking spaces will comply with RSIS standards. Mr. Hals also testified as to the landscaping which is to be added, so as to shield the property from neighbors, and which will consist of mature green giant arborvitae. Water and storm run-off is to be piped to seepage pits on site, and the project will meet or exceed all stormwater management regulations. The site plan and application meets all subdivision standards of the Borough, and will have no negative impact on adjoining properties. Exhibit A-1 and A-2 were presented by Mr. Hals and were color depictions of the plans submitted with the application.

6. The applicant's architect, Mary Fitzpatrick Scro, AIA, was sworn, accepted as an expert and testified as to the proposed new buildings to be added to the site. Ms. Scro presented Exhibit A-3, which was a colorized version of the floor plan of the units. The new buildings would generally match the aesthetics and layout of the existing building and units, except the new units would be upgraded to meet current code and be fully accessible and ADA compliant. The units would be built slab on ground without any step up, increasing accessibility. The bathrooms would also be larger to reflect current code requirements. HVAC units would be placed in the rear of the units, as exists at present.

7. No variance relief was requested or required, as the existing development and proposed improvements are fully compliant with the Borough Code and the SC Zone. Nevertheless, testimony was given that the Borough Master Plan specifically encourages development of senior housing in the Borough and in this zone, and that all bulk requirements are compliant with existing standards.

8. Borough Engineer, Michael Vreeland, P.E. reviewed the submissions by the applicant, and prepared a memo dated September 12, 2023, which was reviewed by the Board. Mr. Vreeland provided testimony relative to the application to the Land Use Board and testified that the proposed site plan improvements would have no detrimental impact and would provide a benefit to the community under the MLUL. The applicant specifically agreed to comply with the requirements set forth in Mr. Vreeland's memo.

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9. Members of the public appeared in connection with the application and asked questions of the witnesses and made comments on the merits of the application.

BE IT FURTHER RESOLVED, based upon the factual and legal evidence, and testimony and contentions set forth herein by the applicant's professionals and the Borough Engineer, said testimony and evidence which is specifically adopted by the Land Use Board, that the Allendale Land Use Board hereby grants the applicant's request for a preliminary and final site plan approval to allow the improvements referenced in the application, to wit, construction of two buildings on Cebak Court, which will result in the addition of four age-restricted senior housing units in the SC Zone, as well as other associated site improvements to the premises as proposed in the application; and

BE IT FURTHER RESOLVED that the Allendale Land Use Board specially adopts and accepts the testimony of the applicant, its professional engineer, professional architect and the Borough Engineer, in connection with the testimony that the applicant is entitled to preliminary and final site plan approval.

BE IT FURTHER RESOLVED that the Allendale Land Use Board hereby grants approval of the preliminary and final site plan, subject to the following conditions:

- A. All fees and assessments required by ordinances, and due and owing to the Borough of Allendale for this site for professional review and approval of the applicant's plans, if not waived, shall be paid in full to the Borough of Allendale by the applicant.
- B. Landscape improvements on the site shall be addressed in the field in consultation with the Borough Engineer in order to minimize any impact on surrounding properties and provide adequate shielding and buffering of the proposed improvements.

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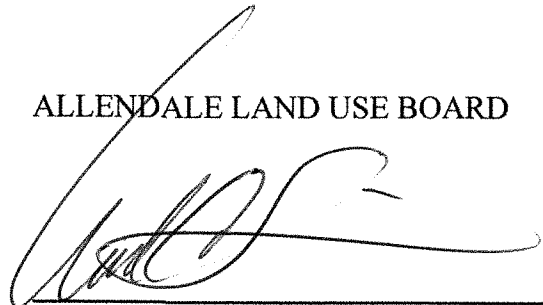
C. Applicant and its professionals shall work with the Borough Engineer and comply with Mr. Vreeland's September 12, 2023 review letter, inclusive of Sections 4.1 through 4.25.

BE IT FURTHER RESOLVED that construction shall proceed in accordance with this Resolution, the approved plans and drawings marked in evidence, the testimony of the applicants and their professionals, and in accordance with all applicable State, County and Municipal codes, ordinances, rules and regulations.

BE IT FURTHER RESOLVED that the Land Use Board Secretary shall mail a copy of this Resolution within ten days from the date of adoption thereof to the applicant or to their attorney, if any, without charge; and to all other persons who request the same and pay the required fee therefore. The Secretary shall also file a copy of this Resolution in the offices of the Borough Clerk, Building Inspector, Construction Code Official, Tax Assessor and the Borough Attorney and shall publish a brief notice of the decision in the official newspaper, the cost of which shall be paid for by the applicant.

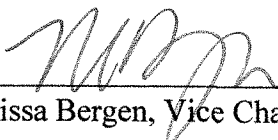
Approved:

ALLENDALE LAND USE BOARD



MICHAEL SIRICO, Chairman

Attest:



Melissa Bergen, Vice Chairwoman

Adopted October 18, 2023