PRESENT: Board Member Bergen, Secretary Daloisio, Board Member Davis, Board Member Kistner, Councilwoman Lovisolo, Board Member Yaccarino, Vice Chairman Sirico, Mayor Bernstein, Chairman Quinn, Alternate Forbes, Alternate Putrino

ABSENT:

ALSO PRESENT: Board Attorney Christopher C. Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator Linda Garofalo

The Initial Meeting of the Allendale Land Use Board was held via teleconferencing on Zoom due to Covid on January 19, 2022. The meeting was called to order at 7:31 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.

Chris Botta, Esquire, swore in Mayor Bernstein, Ron Kistner, Suzanne Lovisolo, Tyler Yaccarino, Kevin Quinn, Melissa Bergen, Robert Forbes and Frank Putrino.

Mayor Bernstein stated he had the honor or appointing Frank Putrino to the Board.

***OATHS OF OFFICE:***

Chris Botta administered the Oaths of Office for the following:

Class I – Mayor Ari Bernstein (term corresponds with term of office)

Class II – Ron Kistner (term expiring December 31, 2022)

Class III – Suzanne Lovisolo (term expiring December 31, 2022)

Class IV - Tyler Yaccarino (term expiring December 31, 2022)

Class IV - Kevin Quinn (term expiring December 31, 2025)

Class IV – Melissa Bergen (term expiring December 31, 2025)

Alternate #1 - Robert Forbes (term expiring December 31, 2022)

Alternate #2 - Frank Putrino (term expiring December 31, 2023)

***ROLL CALL:***

Chairman Quinn asked for a Roll Call of the Land Use Board with the following members present:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

***ORDER OF VOTING AND ELECTION OF OFFICERS:***

**Resolution LUB 22-01/Order of Voting**

Motion by Mayor Bernstein, second by Board Member Yaccarino, that Resolution No. LUB 22-01 be approved.

On a roll call, the vote on Resolution No. LUB 22-01 was recorded as follows:

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Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-02/Election of Land Use Board Chairman**

Motion by Mayor Bernstein, second by Board Member Yaccarino, to nominate Kevin Quinn as Chairman of the Land Use Board for the year 2022. There were no other nominations. Resolution No. LUB 22-02 was approved.

On a roll call, the vote on Resolution No. LUB 22-02 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-03/Election of Land Use Board Vice Chairman**

Motion by Mayor Bernstein, second by Board Member Yaccarino, to nominate Michael Sirico as Vice Chairman of the Land Use Board for the year 2022. There were no other nominations. Resolution No. LUB 22-03 was approved.

On a roll call, the vote on Resolution No. LUB 22-03 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-04/Election of Land Use Board Secretary**

Motion by Mayor Bernstein, second by Board Member Yaccarino, to nominate Joseph Daloisio as Secretary of the Land Use Board for the year 2022. There were no other nominations. Resolution No. LUB 22-04 was approved.

On a roll call, the vote on Resolution No. LUB 22-04 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

Chairman Quinn announced that the next order of business pertained to the appointment of professionals to serve the board. The first position to be discussed was the Land Use Board Legal Counsel.

**Resolution LUB 22-05/Appointment of Land Use Board Legal Counsel**

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Motion by Board Member Kistner, second by Board Member Davis, was made to appoint Chris Botta, Esq., Botta Angeli, LLC as Land Use Board Legal Counsel for the year 2022. Resolution LUB 22-05 was approved.

On a roll call, the vote on Resolution No. LUB 22-05 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-06/Appointment of Land Use Board Engineer**

Motion by Board Member Kistner, second by Board Member Davis, to appoint Mike Vreeland, VanCleef Engineering Associates, LLC as the Land Use Board Engineer. Resolution LUB 22-06 was approved.

On a roll call, the vote on Resolution No. LUB 22-06 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-07/Appointment of Land Use Planner**

Motion by Board Member Kistner, second by Board Member Davis, to appoint Ed Snieckus, Burgis Associates as the Land Use Board Planner. Resolution LUB 22-07 was approved.

On a roll call, the vote on Resolution No. LUB 22-07 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolution LUB 22-08/Time and Place of Land Use Board Meetings for 2022**

Motion by Board Member Kistner, second by Board Member Davis, to set time and place of meetings for 2022 as amended. Resolution LUB 22-08 was approved.

On a roll call, the vote on Resolution No. LUB 22-08 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

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**Resolution LUB 22-09/Adoption of By Laws for the Land Use Board**

Motion by Board Member Kistner, second by Board Member Davis, that Resolution LUB 22-09 be approved. On a roll call, the vote on Resolution No. LUB 22-09 was recorded as follows:

Board Member Bergen – aye Councilwoman Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Board Member Yaccarino – aye Alternate Forbes - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Putrino – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Approval of Regular Minutes and Closed Minutes from the December 15, 2021 Land Use Board Meetings.**

Motion by Councilwoman Lovisolo, second by Board Member Yaccarino that the Minutes be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board Member Bergen – aye Board Member Lovisolo – aye Chairman Quinn - aye

Secretary Daloisio – aye Councilman Sasso – aye Alternate Yaccarino - aye

Board Member Davis – aye Vice Chairman Sirico – aye Alternate Forbes – aye

Board Member Kistner – aye Mayor Bernstein - aye

**Resolutions:**

Application File #LUB 2021-17

Resolution #21-24

Applicant: Lisa & Eric Nef

Address: 47 Homewood Avenue, Allendale, NJ 07401

Block: 2005 Lot: 6

Application: Construction of a second story addition over an existing non-conforming building footprint. Pursuant to Secs. 270-57 (B), 270-64 (C1), 270-37A & 270-63.

Motion by Secretary Daloisio, second by Vice Chairman Sirico that the Resolution be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board Member Bergen – aye Board Member Lovisolo – aye

Secretary Daloisio – aye Vice Chairman Sirico - aye Board Member Davis – aye Mayor Bernstein – aye

Board Member Kistner – aye Chairman Quinn - aye

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Application File #LUB 2021-16

Resolution #21-25

Applicant: Nupur Bahal & Rakesh Khettry

Address: 78 Edgewood Road, Allendale, NJ 07401

Block: 1402 Lot: 4

Application: Add a level to current home and renovate existing single-family residence. Pursuant to Sec. 270-64B (2)

Motion by Secretary Daloisio, second by Board Member Kistner that the Resolution be approved.

On a roll call, the vote on the Minutes was recorded as follows:

Board Member Bergen – aye Board Member Lovisolo – aye

Secretary Daloisio – aye Vice Chairman Sirico - aye Board Member Davis – aye Mayor Bernstein – aye

Board Member Kistner – aye Chairman Quinn - aye

Chris Botta stated Borough Hall is closed this week due to Covid. They decided to adjourn the applications that were scheduled for tonight. The applications are carried until Monday, February 14, 2022. Postings have been made at Borough Hall, the Borough website and social media. No new notice is necessary by the applicants. The DCA has issued guidance with regard to applications indicating preference for in person meetings and hearings.

Mayor Bernstein stated we are sorry that this was a late decision. This is to try to keep everyone safe.

Chairman Quinn stated we will have two LUB Meetings in February – one on February 14, 2022 and one on February 16, 2022.

**Public Hearings:**

Application File No: LUB 2022-01

Applicant: Paul Sprunk

Address: 78 Hamilton Street, Allendale, NJ 07401

Block: 1005 Lot: 12

Proposed: Construct a master bedroom over the existing garage with renovations to the second floor only. Pursuant to sections 270-37(A) 2 and 270-64C(2)  **(carried from the meeting of December 15, 2022)**

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

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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

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

Councilwoman Lovisolo stated she attended her first LUB Committee Meeting this morning. She stated Councilman Sasso has been a big help. We discussed the upcoming 5G.

**OPEN TO THE PUBLIC FOR COMMENT:**

Paul Sprunk, 78 Hamilton Street, Allendale, asked Chairman Quinn if he received his email.

Chairman Quinn stated yes.

Mr. Sprunk stated Linda called me to tell me my application was being bumped to February 14, 2022. She then told me Chris Botta was going to be in touch with me. He asked if next month on February 14th will someone give me prior notice if this meeting is being cancelled?

Chris Botta stated this matter will be heard on February 14th and proper notice can be done. We were not aware that we were going to be closed until Monday.

Paul Sprunk stated all I wanted was a courtesy phone call from Mr. Quinn with an explanation and apology. Will final approval be ready on February 16th, 2022? Thank you for your time.

Chris Botta stated I can’t promise that the Resolution will be prepared by February 16th, 2022.

Paul Sprunk stated that would be a nice resolution to this issue.

Chris Botta stated the majority of the Board needs to approve this for it to be approved.

On a motion by Board Member Yaccarino, seconded by Vice Chairman Sirico, with all present members voting in favor, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator