

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 17, 2025. The meeting was called to order at 7:07 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 (called in)
Board Member Putrino
Board Member Agugliaro
Board Member Dalo
Chairman Sirico
Board Member Butler
Alternate Conte

ABSENT:

Mayor Wilczynski
Councilman Yaccarino

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.
Board Engineer, Mike Vreeland
Board Planner, Ed Snieckus
Land Use Administrator, Linda Garofalo

APPROVAL OF MINUTES

Motion by Board Member Putrino, seconded by Vice Chairwoman Bergen, that the Minutes of the August 20, 2025 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, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye.

PUBLIC HEARINGS

Applicant File No.: 2025-10

Applicant: Dan Raspanti

Address: 101 Arlton Avenue, Allendale, NJ 07401

Block: 506 Lot: 1

Application: Construction of 1 story addition and enlargement of existing deck
(carried from the public hearing of August 20, 2025)

Mr. Raspanti stated they were here before the Board on August 20th, 2025 and the Board requested photos. He supplied them and described each one.

Chairman Sirico asked for questions from the Board.

Vice Chairwoman Bergen stated this additional information is very helpful. Thank you for providing it.

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

Board Member Putrino stated it's in line with what exists there now.

Chairman Sirico stated this will be memorialized at the next meeting.

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

Applicant 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 public hearing of June 16, 2025)

Mr. Michael Rubin, Esquire, representing the applicant, stated the Allendale Chief of Police is present tonight. Mr. Rubin gave a summary of the application.

Mr. Calli read the conditions.

Chief Michael Dillon was sworn in and stated he's here to explain the law enforcement issues. The EMS Chief should be here to handle their issues. We have been working with the applicant for some time now. We are actively addressing these issues today in the report. The gate has been broken for 20 years. We could never get full compliance for the gate. A siren would be

functional but I have concerns with the noise levels. We will use Route 17 to enter the facility.

Chairman Sugarman asked how much additional time is needed to go there via Route 17?

Page 3-LUB Minutes-September 17, 2025

Chief Dillon stated an additional 5 minutes.

Chairman Sirico asked what other options are there?

Chief Dillon stated the ambulance calls are not a concern. A key fob for Allendale for access to the back would work.

Mr. Rubin asked should the fencing have open slats?

Chief Dillon stated this should be transparent and have an unobstructed view of the facility.

Chief Dillon asked where does the SOS box go?

Board Member Agugliaro stated this is a siren activated box and is being eliminated.

Board Member Putrino asked about the overnight impact on the officers at night?

Chief Dillon stated the police officers are out there from 7:00 pm til 7:00 AM. Medical gets dispatched, serious calls go to a police officer.

Board Member Putrino asked over time are there any trends that are concerning?

Chief Dillon stated items on the list are the phones in memory care, these are the most calls. There are frequent callers. This can be discussed with their family. This is the most type of calls we receive.

Board Member Butler asked does this take up a percentage of your time?

Chief Dillon stated I don't have this figured out. The numbers are coming down, we've had monthly meetings with the facility. Ambulance responses are now going to a non-ambulance facility since February 4, 2025.

Board Member Butler stated we are concerned with the number of ambulance calls by phone. Is it impacting Allendale?

Chief Dillon stated the type of response determines how many officers we send. It's a hard question to answer.

Board Member Putrino stated we are trying to understand what will happen if this facility is larger.

Board Member Warzala asked about the number of patients going up and the needs of them are going to be higher.

Chief Dillon stated it's difficult for me to answer this. The medical instances will increase. I don't have an opinion on this. It's hard to tell how the needs will change.

Mr. Vreeland stated all calls go to a 911 answering point and then to our dispatchers.

Page 4-LUB Minutes-September 17, 2025

Board Member Butler asked are you concerned that this will tax your team?

Chief Dillon stated my concern is with communication with the facility. A lot of problems can be handled over the phone. We use Whatsapp now. Also, we use the nursing station phone line directly. If a family member cannot get through to the facility, they will call 911 to get in touch with the patient.

Chairman Sirico asked you get calls from the facility and also get calls from family members?

Chief Dillon stated yes.

Alternate Conte asked at night how many officers are working?

Chief Dillon stated 2 – 3.

Alternate Conte asked if there is a serious call and 2 – 3 officers go out and then more calls come in, what happens?

Chief Dillon stated we try to free up 1 officer and use them or we rely on other towns to assist.

Chairman Sirico asked for questions from the Board.

Mr. Rubin stated it is clear that additional calls come in, the burden is on dispatch.

Chief Dillon stated the calls go to dispatch and then to a non Allendale ambulance.

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

Ms. Dina Napolitano, owners representative, stated she has a slide presentation. It was shown on the screen.

Exhibit A4 – slide presentation/hand out.

Ms. Napolitano stated I thank you all and the staff for having us back. We plan to continue to conduct meetings with the Borough. She reviewed the slide show/handout.

Mr. Brian Huntoon stated when we first met with Chief Dillon he stated we need the radio frequency repaired. The Police and Fire departments can't communicate. We did put in a radio frequency system that cost us \$97,000. The chief will test this when it's ready.

Mr. Vreeland stated the numbers are much better now, how did we get here?

Mr. Rubin stated we are at the same numbers. The first chart is the number of telephone calls.

Chairman Sirico asked for questions from the Board.

Vice Chairwoman Bergen asked why can't the Police officers use the landline?

Page 5-LUB Minutes-September 17, 2025

Mr. Huntoon stated we use Whatsapp as a back-up. It's a good communication device.

Board Member Putrino stated I'm not surprised that the numbers are going down. What happens when the concentration isn't as strong? Why do we need an action plan and have the Borough involved? There's a communication breakdown. The Borough is not partners with you. We are doing this because of complaints. It's your business. This doesn't make sense to me.

Mr. Huntoon stated we want to work with the Borough. The action plan is to fix these issues and complaints. We want to build a relationship because we interact. We want to be the provider for your town and want to fix our relationship.

Board Member Agugliaro stated if there is no answer, there should be someone at a desk 24 hours a day.

Mr. Huntoon stated there is someone there 8AM – 8PM but sometimes a few calls come in and to voicemail.

Board Member Warzala stated you talk about being good neighbors and improvement. If history repeats itself, can you tell us what the enforcement mechanism is going to be?

Mr. Huntoon stated we hired a new Administrator with 30 years of experience who is a better communicator. There is a 24 hour hotline, the direction we are heading we will address each and every issue so we can respond. We will continue to do what we need to do to make it happen.

Ms. Napolitano stated we are a business and we want people to come to us. These are things we do. We meet with Boards and town leaders, we want it to be successful.

Chairman Sirico asked when did you take over the facility?

Ms. Napolitano stated approximately 4 years ago.

Chairman Sirico stated the issues raised to your company – if you weren't before us, how much of this would be brought to your attention?

Ms. Napolitano stated a venue like this always brings people out. We heard everything. It takes time, we've made changes and we are now getting things done. We've brought new people in.

Mr. Huntoon stated we renovated the building, the owners put money into the building and hired employees. I'm addressing issues for all of our buildings. I've been around for one year now and I came about the relationship & Allendale.

Mr. Calli asked for questions from the public. Hearing and seeing none, it was brought back to the Board. He asked if any member of the public would like to come up, be sworn and testify on the application.

Mr. James Briggs, 244 Nottingham Road, Ramsey stated we've come to all of these meetings. Moving the parking spaces is appreciated in project area #1. Many times issues are not being handled that have been brought up. In September garbage was picked up two times before 7AM.

Page 6-LUB Minutes-September 17, 2025

Mr. James Briggs stated Mr. Huntoon has followed through on overgrowth since complaining for 5 years. If the Board approves this we hope that there is someone who will be watching over the issues.

Chairman Sirico stated we will take a 5 minute break at 8:50 pm. The Board returned at 8:55 pm.

Mr. Snieckus stated the application has a D variance for the expansion of the use. This is a nursing facility. This has positive public criteria. The applicant has agreed to certain conditions.

Board Member Butler asked what is our responsibility? How can we feel comfortable?

Mr. Snieckus stated we need to rely on the conditions, they need to comply. The Zoning Officer needs to enforce.

Mr. Vreeland stated the Traffic Engineer provided testimony. The Site Engineer testified. I am available to answer any technical questions.

Chairman Sirio stated I checked 3 sites – Bing, Waze and Mapquest. All three have the Harreton address and advise you to go through the neighborhood to the Harreton entrance.

A motion was made by Board Member Putrino, seconded by Board Member Warzala to deny the application. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Conte – aye. Board Member Agugliaro voted to approve the application.

Applicant File No.: 2025-09

Applicant: Keith & Jennifer Boschetti

Address: 414 Canterbury Avenue, Allendale, NJ 07401

Block: 411 Lot: 2

Application: Addition to house and deck expansion. Pursuant to 270-64B(2), 270-63A(3), 270-54D and 270-B.

(carried from the public hearing of August 20, 2025)

Mr. Whitaker, Esquire, representing the applicant, stated I am here tonight representing Mr. and Mrs. Boschetti. There are a number of non-conformities. The proposal is for a master bedroom on the second floor, expand the kitchen and make it an eat in kitchen, add a porch and cantilever

the second floor to expand the bedroom. A side yard setback, FAR and D variance are required. The drainage will be upgraded and the style of the house will be upgraded.

Mr. Martin Santini, Architect/Planner, 560 Sylvan Avenue, Suite 1290, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sirico.

Page A1 is the site plan. It shows the existing conditions and the irregular shape of the lot. Photos were shown of the house. The majority of the house is on the second floor. There will be no modification to the existing deck. The second diagram shows the proposal. The house will

Page 7-LUB Minutes-September 17, 2025

be much more functional. The kitchen will be new with a breakfast nook, a mudroom, new bathroom and pantry will be added. We plan to add a covered portion of a front entrance and expand the porch by 3 feet. The second floor will have a master bedroom, bath and dressing area. The proposal is to expand another bedroom and add a bathroom and dressing area. The majority of the addition is on the second floor.

Exhibit A1-page A2 highlighted.

Exhibit A2-is a rendering of what the house will look like. It shows a front façade that is welcoming. Hardy plank siding, new windows, railing and columns, brick around the front, will all update the look.

Exhibit A3-is an expanded copy of the site. The blue shows the 30 foot setback. The red line shows 50 foot setback at the rear line. This shows the hardship for the property. The required is 26,000 square feet, we have 10,604 square feet. The front yard will have 24 square feet where 30 feet is required. The rear yard 50 feet is existing, 23 feet, with a 4 foot projection of the windows brings it to 19 feet. 25% is required for the FAR, existing is 24.4%, 28.18% increase is an increase of 3.25%. All of the variances relate to the undersized lot. The property can support the project. There is no negative impact to the neighborhood. The height will remain the same at 25' 5". A new drainage system is proposed. The open front porch will not be enclosed. We will comply with the Engineer's requirements.

Mr. Vreeland stated the deck expansion is an additional 8 feet.

Mr. Santini agreed.

Mr. Vreeland asked is any exterior lighting proposed?

Mr. Santini stated a new mechanical condenser will be installed and stay in the same location. Down lights will be under the covered porch and side lights at the entrance on the brick wall.

Mr. Vreeland asked if any deck lighting is proposed.

Mr. Whitaker stated no.

Mr. Vreeland asked if any trees will be removed or any new landscaping done?

Mr. Whitaker stated we will comply with the Engineer's requirements. The utility service will be repaired or replaced.

Mr. Snieckus stated can you please clarify on the Site Plan it shows a one story breakfast nook. On the plan it shows two stories.

Mr. Whitaker stated we will correct this.

Mr. Santini stated the property can support the proposal. The mass and scale of the building is appropriate. It's a very modest addition.

Page 8-LUB Minutes-September 17, 2025

Vice Chairwoman Bergen asked on the second floor is the master bedroom included in the bump out?

Mr. Santini stated on the chart on the first page is shows the addition area.

Board Member Putrino asked on the site plan it shows the location of the proposed chambers, this is close to the property line, will you tie in the overflow?

Mr. Santini stated we are open to that suggestion.

Mr. Whitaker agreed.

Board Member Butler asked is there a street view photo?

Mr. Santini showed him the photo.

Mr. Keith Boschetti and Mrs. Jennifer Boschetti, the homeowners, were sworn in by Mr. Calli.

Mrs. Boschetti stated we bought into the Ramsey Country Club area. We are in Allendale but have a Ramsey address.

Chairman Sirico asked for questions from the public.

Mr. Tom Fritz, 420 Canterbury Drive, Ramsey stated I support this proposal. We moved in in 1995 and 22 years ago we came to this Board and nothing has been done to this house. Most of the homes are non-conforming. It's a beautiful and unique area.

Chairman Sirico asked where is your house?

Mr. Fritz showed him.

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

Board Member Dalo asked about the generator and AC location.

Mr. Santini stated we can leave them where they are.

Mr. Vreeland stated this location is fine.

Board Member Dalo stated the cantilever at the second floor – deck in front to 8 feet seems a bit of a push. The back deck could be slightly smaller.

A motion was made by Board Member Putrino, seconded by Board Member Agugliaro to approve the application. Roll Call: Vice Chairwoman Bergen– aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Board Member Dalo – aye, Chairman Sirico – aye, Board Member Butler – aye, Alternate Conte – aye.

Page 9-LUB Minutes-September 17, 2025

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Dalo, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 10:30 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Land Use Administrator