

PRESENT: Vice Chairwoman Bergen, Board Member Warzala, Board Member Putrino, Councilman Yaccarino, Board Member Dalo, Chairman Sirico, Mayor Wilczynski, Board Member Butler, Alternate Conte (arrived @ 7:20)

ABSENT: Board Member Agugliaro

ALSO PRESENT: Board Attorney Lawrence Calli, Esq.
Board Engineer Michael Vreeland
Board Planner, Ed Snieckus
Land Use Administrator, Linda Garofalo

The Initial Meeting of the Allendale Land Use Board was called to order at 7:03 pm by Chairman Sirico who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

Chairman Sirico led those present in a salute to the flag.

OATHS OF OFFICE:

Mr. Calli, Esquire administered the Oaths of Office for the following:

Class I- Gregg Butler, 2 yrs. (term expiring December 31, 2026)
Class III – Tyler Yaccarino, 1 yr. (term expiring December 31, 2025)

Chairman Sirico stated Gregg Butler you are now a regular Board Member. We now have one vacant position open for Alternate 2.

Chairman Sirico stated we would like to change the start time of the LUB Meetings to 7:00 PM, instead of 7:30 PM. All members were in favor.

ROLL CALL:

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

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye Alt. 1 Conte – aye (7:20)

ORDER OF VOTING AND ELECTION OF OFFICERS:

Resolution LUB 25-01/Order of Voting

Motion by Board Member Putrino, second by Board Member Bergen, that Resolution No. LUB 25-01 be approved.

On a roll call, the vote on Resolution No. LUB 25-01 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Bergen Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-02/Election of Land Use Board Chairman

Motion by Board Member Bergen, second by Board Member Putrino to nominate Michael Sirico as Chairman of the Land Use Board for the year 2025. There were no other nominations. Resolution No. LUB 25-02 was approved.

On a roll call, the vote on Resolution No. LUB 24-02 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-03/Election of Land Use Board Vice Chairman

Motion by Board Member Bergen, second by Board Member Putrino, to nominate Melissa Bergen as Vice Chairwoman of the Land Use Board for the year 2025. There were no other nominations. Resolution No. LUB 25-03 was approved.

On a roll call, the vote on Resolution No. LUB 25-03 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-04/Election of Land Use Board Secretary

Motion by Board Member Bergen, second by Board Member Putrino, to nominate Gregg Butler as Secretary of the Land Use Board for the year 2025. There were no other nominations. Resolution No. LUB 25-04 was approved.

On a roll call, the vote on Resolution No. LUB 25-04 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Chairman Sirico 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 25-05/Appointment of Land Use Board Legal Counsel

Motion by Board Member Putrino, second by Board Member Butler, was made to appoint Lawrence Calli, Esq., as Land Use Board Legal Counsel for the year 2025. Resolution LUB 25-05 was approved.

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On a roll call, the vote on Resolution No. LUB 25-05 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye

Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-06/Appointment of Land Use Board Engineer

Motion by Board Member Putrino, second by Vice Chairwoman Bergen, to appoint Mike Vreeland, VanCleaf Engineering Associates, LLC as the Land Use Board Engineer. Resolution LUB 25-06 was approved.

On a roll call, the vote on Resolution No. LUB 24-06 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-07/Appointment of Land Use Planner

Motion by Board Member Putrino, second by Board Member Dalo, to appoint Ed Snieckus, Burgis Associates as the Land Use Board Planner. Resolution LUB 25-07 was approved.

On a roll call, the vote on Resolution No. LUB 25-07 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler – aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-08/Time and Place of Land Use Board Meetings for 2025

Motion by Board Member Putrino, second by Board Member Warzala, to set the time and place of meetings for 2025. Resolution LUB 25-08 was approved. The new start time is 7:00 pm.

On a roll call, the vote on Resolution No. LUB 25-08 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

Resolution LUB 25-09/Adoption of By Laws for the Land Use Board

Motion by Board Member Putrino, second by Board Member Dalo, that Resolution LUB 25-09 be approved.

On a roll call, the vote on Resolution No. LUB 25-09 was recorded as follows:

Vice Chairwoman Bergen - aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye
Board Member Putrino – aye Chairman Sirico - aye

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Approval of Regular Minutes from the December 16 & 18, 2024 Land Use Board Meetings.

Motion by Board Member Putrino, second by Board Member Warzala that the Minutes be approved.

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

Vice Chairwoman Bergen – aye Board Member Yaccarino – aye Mayor Wilczynski - aye
Board Member Warzala – aye Board Member Dalo – aye Board Member Butler - aye

Board Member Putrino – aye Chairman Sirico - aye

Resolutions:

Application File #LUB 2024-18

Resolution #25-10

Applicant: Calvary Lutheran Church

Address: 165 W. Crescent Avenue, Allendale, NJ 07401

Block: 910 Lots: 2, 17.01, 17.02

Application: Modification to original resolution.

Mr. Calli stated that this Resolution will be memorialized at the **February 12, 2025** meeting, there are some changes to be made.

Public Hearings:

Review of the Land Use Plan and Hazard Vulnerability Study for the Master Plan - presentation by Ed Snieckus

Mr. Snieckus handed out copies of the Amended Land Use Plan of the Master Plan dated January 14, 2025. He spoke about the proposed Land Use Plan overview. A work session will be scheduled in the future.

Chairman Sirico stated the state plan isn't set yet.

Mr. Snieckus stated correct.

Mayor Wilczynski stated my recommendation is to have the Board review this report and send their comments to Linda Garofalo.

Chairman Sirico asked with what's going on in California, is there anything to be considered here?

Mr. Snieckus stated the Hazard Vulnerability Study is new. We are susceptible to smoke impact. We will look at forest areas and underbrush. We also need to look at our region.

Chairman Sirico stated I'd be curious to see what Mahwah does regarding their parks.

Chairman Sirico asked for comments from the Board.

Mr. Conte arrived at 7:20 and was sworn in by Mr. Calli.

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Application File No.: 2024-15

Applicant: Brett Benowitz & Sandy Jabado

Address: 43 Colonial Drive, Allendale, NJ 07401

Block: 1206 Lot: 14

Application: Addition and covered patio. Pursuant to 270-64A(2) and 270-37A(2)

(continued from the hearing of November 13, 2024)

Mary Scro, Architect and Mr. Benowitz, applicant, were sworn in by Mr. Calli.

Mrs. Scro stated we are here for a side yard setback variance. We propose a small addition off the rear of the house for an office and bathroom, 438 square feet, this is permitted. It is a long property and the rear yard is the length of two properties. There's an easement on the property to the western side. We tried to keep the existing setback. In response to Mr. Vreeland's report, the finishes will match the existing, standard lights will be at the outside doors and the pool equipment will be located adjacent to the BBQ kitchen area in the setback. One tree may be removed. As Builts will be provided and storm water management installed.

Chairman Sirico asked for questions from the Board.

Board Member Putrino stated on Sheet A10, what is the distance?

Mrs. Scro stated 212 feet from the open patio to the rear property line. Corner to corner is 115 feet. The house sits in the middle but hugs to the side. The height of the addition is one story, 14 feet at the highest point. Outside height is 12 feet.

Board Member Warzala asked if there will be screening around the pool equipment?

Mrs. Scro stated we will be doing a landscaping plan.

Vice Chairwoman Bergen stated the shed is to the right, will the AC units go there?

Mrs. Scro stated the AC is existing.

Mr. Vreeland stated this is a unique property, it limits the options on where the addition could go. I am concerned with the pool equipment but it will not be closer to the property lines. This addition is in a good location.

Chairman Sirico asked for questions from the Board,
Chairman Sirico asked for questions from the public,

Alex Mirante, 28 Linda Drive, Allendale was sworn in by Mr. Calli.

Mr. Mirante stated we are the only ones impacted. The house is close and we are concerned with the addition being on top of us. There's room and lots of trees but we can see the applicant's property. There's a setback rule and this will now be even closer. If they could build on the other side, there's nobody there.

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Mrs. Scro stated the deck is off of the kitchen and impacts the least. If we bumped out, the deck would be in the easement. This was most efficient. They plan on planting a buffer and screening on the joint property line. This is a mutual desire.

Mr. Mirante stated in 2008 we did work and abided by the rules. We rerouted our drainage and spent thousands of dollars. They are over by 20 feet already.

Mrs. Scro stated the easement is not standard and the Board is here to accept variances with issues on the site, this was pre-existing.

Board Member Putrino stated the hardship is the stream encroachment line, it cuts into the center of the easement.

Vice Chairwoman Bergen asked did you look at the sliding the addition closer to the kitchen?

Mrs. Scro stated it creates a room with no windows. The office is small for a desk and chair. The addition is minimal. No matter what we build there will be an encroachment. We always will need a variance.

Vice Chairwoman Bergen asked could the outdoor kitchen be shielded?

Mrs. Scro stated a landscaping buffer can be provided along the property line. Possibly an evergreen, we can work with the town Engineer on this.

Mrs. Scro stated we'd like to keep the kitchen there but can look into moving it.

Board Member Dalo asked if the addition is 15 x 11.17?

Mrs. Scro stated this is for additional entertainment and living space. The stairs can be moved. We can make a revision and come back to the Board.

Mr. Mirante stated my preference would be to flip the addition to the other side.

Chairman Sirico asked when you return we'd like to see the revisions and a landscaping plan.

Mr. Calli stated this application is carried to the meeting of **February 12, 2025**. No further notice is necessary, time is waived for the Board to act.

Applicant File No.: 2024-13

Applicant: Louis Clements

Address: 65 New Street, Allendale, NJ 07401

Block: 2204 Lot: 17

Application: Proposed second story addition on existing dwelling – front yard setback.

Pursuant to 270-22, 270-57B & 270-37A(4)

(continued from the hearing of December 16, 2024)

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Mrs. Gail Price, Esquire stated we took your recommendations and we added landscaping to the left of the home, internal switches were made, we corrected the elevation with the gable roof, we indicated the location for an 84" drywell, we will work with Mr. Vreeland on this. We also provided additional screening around the AC. The porch is around the front of the home, we moved the 3 foot extension on the plans, there is a further reduction in square footage. The revised plans were submitted to the Board.

Mr. Kavrakis, Architect, stated we reduced the addition. Page 2 shows all of the changes. These changes were made to comply with the Board's comments and the neighbors' concerns. Lighting will stay the same. The dry well location will be discussed with Mr. Vreeland and be 20 feet from the property line and 30 feet from the neighbor. Screening will be provided around the AC.

Exhibit A2-revised plans.

Mr. Kavrakis stated A600 shows the proximity of the 2 homes. We can make a 3 dimensional model. There is an approximate 500 foot reduction. We are not building over the garage. We went from 1,836 to 1,300 square

feet.

Board Member Warzala asked if consideration was given to shorten the porch?

Mr. Kavrakis stated I do not recall this.

Chairman Sirico asked you had 6 columns on the porch, can you stop at column 4?

Mrs. Price stated we can end at 27 feet on the porch.

Board Member Putrino stated it doesn't serve a purpose.

Board Member Putrino stated I think the changes are positive. If this is approved I'd like to see in the Resolution that no generator or anything can be placed in the north corner of the property.

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

Mr. Michael Kauker, Planner, 356 Franklin Avenue, Wyckoff was sworn in and his credentials accepted by Mr. Calli.

Mr. Kauker stated this application is for 2 variances, front yard setback, 35 feet. The front of the home is not parallel. The existing home is not consistent with the two story character of the neighborhood. The proposed height is 27 feet. This will have a positive impact on the neighborhood.

Mrs. Price asked Mr. Kauker – did you visit the neighborhood?

Mr. Kauker stated yes.

Chairman Sirico asked for questions from the Board.

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Chairman Sirico asked for comments from the Board.
Seeing none it was brought back to the Board.

Mr. Vreeland stated there is a reduction in the GBA area, the side yard setback is now conforming.

Chairman Sirico stated now is the time for the public to come up, be sworn and testify on the application.

Mr. Christopher Keller, 189 Dale Avenue, Allendale was sworn in.

Mr. Keller stated he objected to this application in November because the owner was not present, I no longer have any objections.

Mr. Charles Zoeller, 75 New Street, Allendale was sworn in.

Mr. Zoeller stated that we keep hearing about the one story homes in the area, there are four. Who will be the owner of this property?

Mrs. Price stated our clients are the owners, they will clean it up and then a lucky family will move into the

neighborhood.

Mr. Zoeller stated the last 17 years nothing has changed, we hope this will not linger.

Mrs. Price stated our clients will move forward if this is approved.

Mrs. Price gave her closing statement.

Board Member Putrino stated I want to thank Mrs. Price for her efforts and presenting the application the right way. I'm satisfied with everything you've done.

Chairman Sirico stated I think this is a huge improvement. I used to live in this area. I'm satisfied with the changes that were made.

A motion was made by Board Member Putrino, seconded by Board Member Warzala. Roll Call: Vice Chairwoman Bergen – aye, Board Member Warzala – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Mayor Wilczynski – aye, Board Member Butler – aye, Alternate Conte - aye.

Applicant File No.: 2024-16

Applicant: Daniel & Clare Clark

Address: 95 Midwood Avenue, Allendale, NJ 07401

Block: 2008 Lot: 2

Application: New front porch and second floor addition. Pursuant to 270-37(A)2, 270-64C(2) and 270-63(3)

(carried from the meeting of November 13, 2024)

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Mr. John Musinski, Architect stated the revised plans are dated December 16, 2024. The FAR has been decreased, the addition reduced 237 square feet and we reduced the shed. The November minutes stated we are doing a mudroom addition, we are not. The backside of the garage roof will be removed, moving the door to the backside. There are no side yard setback issues. There is an old shed, we'd like to make it an 8 x 10 shed.

Exhibit A1-Z4-dated January 15, 2024 – photos of the neighborhood homes.

Exhibit A2-two photos of the applicant's home

Alternate Conte asked if the FAR has been reduced?

Mr. Musinski stated it went from 30.2 to 27.3, 24.6 is required.

Alternate Conte stated you need 3% to conform.

Mr. Musinski stated that equals 325 square feet. We need the bedrooms for the 3 children.

Mr. Clark stated we lost 1 bedroom on the first floor and changed it to a 10 x 7 office.

Vice Chairwoman Bergen asked if they are taking a tree down?

Mr. Clark stated no.

Chairman Sirico asked about the future patio and if it is rounded for a reason?

Mr. Musinski stated no.

Chairman Sirico asked for questions from the Board.

Mr. Vreeland stated they reduced the square footage and did not increase the height of the garage.

Soil moving is required and the roof leaders should be directed away from the neighbors.

Mr. Clark stated plantings will be done. Grey, blue and green colors to be used, that's my wife's decision.

Board Member Dalo asked did you consider moving the garage to the right?

Mr. Clark stated there's a telephone pole and oak tree there.

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

Chairman Sirico stated I appreciate what you've done and it's a great job.

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A motion was made by Vice Chairwoman Bergen, seconded by Board Member Butler. 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.

OPEN TO THE PUBLIC FOR COMMENT

ADJOURNMENT:

On a motion by Board Member Putrino, second by Board Member Warzala, with all members present voting in favor, the meeting was adjourned at 9:37 PM.

Respectfully submitted,
Linda Garofalo
Linda Garofalo
Land Use Administrator