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 December 21, 2022. The meeting was called to order at 7:32 PM by Chairman Quinn who read the open public meetings statement and stated the requirements had been satisfied.

Chairman Quinn led the salute to the flag.

**ROLL CALL:**

The following individuals answered roll call:

Secretary Daloisio

Board Member Kistner

Councilwoman Lovisolo

Vice Chairman Sirico

Mayor Bernstein

Chairman Quinn

Alternate Forbes

Alternate Putrino

**ABSENT**:

Board Member Bergen

Board Member Yaccarino

The following individuals were also present:

Board Attorney, Christopher Botta, Esq.

Board Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico, seconded by Councilwoman Lovisolo, that the Minutes of the October 19, 2022 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Councilwoman Lovisolo – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Putrino – aye.

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Motion by Secretary Daloisio, seconded by Vice Chairman Sirico, that the Minutes of the November 14, 2022 Land Use Board Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye, Alternate Putrino – aye.

**RESOLUTIONS**

Application File No: LUB 2022-21

Resolution No.: 22-27

Applicant: Alex Atamian

Address: 66 Valley Road, Allendale, NJ 07401

Block: 1203 Lot: 16

Proposed: Addition to the rear of the house for a new kitchen and covered entertaining space, new front porch and an addition over the existing garage. Pursuant to 270-64B (3). Approval to remove 28 trees.

Secretary Daloisio asked if we are approving the removal of 28 trees. Chris Botta stated a report from an Arborist will go to the Building Department, Mike Limatola and the Borough Engineer for their determination.

A motion to adopt the resolution was made by Secretary Daloisio – aye, seconded by Board Member Kistner, Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes, aye, Alternate Putrino – aye.

Application File No: LUB 2022-20

Resolution No.: 22-28

Applicant: World Class Wireless, LLC

Address: 240 & 260 West Crescent Avenue, Allendale, NJ 07401

Block: 1005 Lots: 1 & 2

Proposed: Conditional Use, Site Plan & Variance approval to install a wireless communications facility on the property. Pursuant to 20-48.

A motion to adopt the resolution of denial was made by Secretary Daloisio, seconded by Vice Chairman Sirico. Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Putrino - aye. Mayor Bernstein and Councilwoman Lovisolo were recused from this application.

Application File No: LUB 2022-22

Resolution No.: 22-29

Applicant: Nicholas & Kristine Luisi

Address: 735 W. Crescent Avenue, Allendale, NJ 07401

Block: 2204 Lot: 1

Proposed: Second Floor Addition and Poolhouse. Pursuant to 270-64B (2)

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A motion to adopt the resolution was made by Vice Chairman Sirico, seconded by Board Member Kistner. Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Vice Chairman Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes, aye, Alternate Putrino – aye.

**PUBLIC HEARINGS**

Application File No: LUB 2022-23

Applicant: Andrew Nimmo & Jennifer Sedgley

Address: 39 Montrose Terrace, Allendale, NJ 07401

Block: 406 Lot: 18

Proposed: Renovation and expansion of second floor of a single family home

The applicants and Mary Scro, the Architect, were sworn in by Chris Botta.

Chris Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Mrs. Scro stated Andrew Nimmo grew up in this house and they’d like to do some updates. The proposal is for new windows, siding, opening up the first floor, expand the second floor with an office and laundry room. We are here for side, front and rear yard setbacks. The lot is wider than deep and undersized. This is a sugar maple split. The bedrooms will all be on the same floor. The addition is over the right side of the house. The front porch encroaches in the front yard setback. The other homes are closer than the 40 foot setback. The house sits to the right side. We are building over the existing garage. We are not overbuilding the site. The existing deck will be replaced. The pool will be built in the future. The hardship is the shape of the lot and placement of the house. I read Mike Vreeland’s memorandum. The house will match the renderings that were submitted. The downspouts will be addressed in engineering drawings that will be provided.

Mike Vreeland stated I think that was a good summary. Are there any windows on the right side of the house?

Mrs. Scro stated no.

Mike Vreeland asked if there will be any flood lights?

Mrs. Scro stated no.

Mike Vreeland asked about tree removal and the potential to add new shade trees.

Mrs. Scro stated yes, the applicant is willing to plant a shade tree and they will work with the town on this.

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Mike Vreeland stated the applicant should have a conversation with Mike Limatola about the type of tree to be planted. I agree this is a hardship. It is a long, narrow piece of property. The front porch is an open design facing the street. The porch will provide some architectural interest.

Mrs. Scro stated we are building up and reworking the roofline.

Secretary Daloisio asked why are they planning to build a second new staircase over the porch?

Mrs. Scro stated to access the grill that is planned for the future.

Secretary Daloisio stated removing this would eliminate a variance.

Mrs. Scro stated we could make the staircase less wide.

Secretary Daloisio asked if the lower level space is accessible from the outside?

Mrs. Scro stated correct.

Secretary Daloisio asked if there is a second kitchen in the house.

Mrs. Scro stated yes, it is used for guests. The applicant would like to keep it. It is a kitchenette and we advised them that this cannot be rented out.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Hearing and seeing none, it was brought back to the Board.

Councilwoman Lovisolo asked if the bump out on one side is causing the variance?

Mrs. Scro stated this is preexisting. We are increasing it from 42’ to 41’.

Secretary Daloisio asked if the second kitchen is for guests?

Mrs. Scro stated it was an in law suite in the past. The parents may cook a small lunch. It could be used as a wet bar and game room area. They’d like to keep it there.

Secretary Daloisio stated I have a problem with the stove. This could be a problem in the future when sold and used as an apartment.

Mike Vreeland stated this may be a construction code issue.

Mrs. Scro stated the goal is to maintain the fridge.

Mr. Nimmo stated we don’t have a problem with removing it, we removed the outside access door.

Secretary Daloisio stated I have a problem with the stove.

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Alternate Putrino stated anyone can install a stove at anytime. I don’t have a problem with it.

Vice Chairman Sirico asked was this always there?

Mr. Nimmo stated yes, my grandmother lived with us.

Chris Botta stated it’s more of a compliance issue. It will be exposed to Building Department inspection.

Mrs. Scro stated it’s not their intent to rent it out.

Mr. Nimmo stated there’s no separate entrance. The door next to the garage is being removed.

A motion to approve the application was made by Councilwoman Lovisolo, seconded by Board Member Kistner. Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye, Alternate Putrino – aye.

Chris Botta stated this application will be memorialized at the January 18, 2023 LUB Meeting. The permits can be applied for but not approved until after this date.

Applicant: C.J. & Leslie Foster

Address: 146 Park Avenue

Block: 1703 Lot: 11

Proposed: Courtesy review – Purchase of property on Third Street

Chris Botta stated the Land Use Board is doing this review as a courtesy, we have no jurisdiction to approve or deny. The Mayor & Council would handle this. An Attorney should petition the town to vacate that area.

Mr. Foster stated the narrowness of the property line makes it tight to do a landscaping plan. We’d like to expand for our family and flexibility for landscaping. We could put in shrubbery and shade trees. We are flexible on the area to be acquired.

Chris Botta stated this is up to the Mayor & Council.

Chairman Quinn stated this area is busy with events during the holidays.

Mr. Foster stated the strip of grass is not maintained by the landscaper hired by the Borough to maintain the park.

Mayor Bernstein asked Chris Botta what would this application look like when coming to the Mayor & Council.

Chris Botta stated the land is not being utilized, provision to sell off the paper street could be

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sold to adjacent owners, an assessment would be done, a survey and then a Subdivision application.

Mayor Bernstein asked if the Mayor & Council approves would the Subdivision come to this

Board?

Chris Botta stated this is moving a property line, a Minor Subdivision application, if town agreed to transfer to Mr. Foster.

Chairman Quinn asked how wide is this strip of property?

Mr. Foster stated 14-17 feet, average is 15-16 feet. We are flexible.

Board Member Kistner stated my recommendation to Mayor & Council would be that we have no issue with this.

Chris Botta stated the same letter that was sent to this Board should go to the Mayor & Council and the Borough Clerk and have them look at it.

Mr. Foster stated I want it to look nice.

Mike Vreeland stated we approved the variances and plot plan on this property and there were some concerns with this. It seems to be a win win but it’s up to the governing body.

Mr. Foster stated the sooner the better for us.

Chairman Quinn stated the Board has positive input. Hopefully we’ll see you back here with a Minor Subdivision application.

Application File No: LUB 2021-17

Applicant: Eric & Lisa Nef

Address: 47 Homewood Avenue

Block: 2005 Lot: 6

Proposed: Extension of time - Variance Application – Second story addition

Chris Botta stated a letter was received from the applicant requesting additional time to pull the permits. The variance is good for one year. This is extended for one more year.

A motion to approve the application was made by Mayor Bernstein, seconded by Vice Chairman Sirico. Roll Call: Secretary Daloisio – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Vice Chair Sirico – aye, Mayor Bernstein – aye, Chairman Quinn – aye, Alternate Forbes – aye, Alternate Putrino – aye.

**DISCUSSION**

Councilwoman Lovisolo stated the Land Use Committee met this morning. The cell tower application that was denied may be coming back. The other thing is the lights – open signs,

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backlit lights, neon… Mike Limatola will be going out at night and checking businesses and

issuing warnings and citations.

Tree Removal - there may be a cap put on the total amount of trees to be removed. Three years (@ 6 trees per year) could mean a clear cut property. We will look into other towns. Mayor Bernstein agreed to have the Mayor elect sit in.

Councilwoman Lovisolo stated I don’t know what next year will bring but I love it and I thank you all while serving on the Board. Mayor, it’s been a pleasure working with you. Ron, Mike and Chris it’s been great. Linda, you’re doing a great job.

Mayor Bernstein addressed Councilwoman Lovisolo - you go deep on these things, you are thorough. You’ve been wonderful and a benefit to the Board.

Councilwoman Lovisolo read a stated written by Tyler Yaccarino.

Chairman Quinn stated I want to thank Mayor Ari Bernstein for his many years of service to the Board as Council representative and as Mayor. .

Mayor Bernstein stated this is the most important Board. I’m continuously impressed by the questions, the thoroughness. This Board represents Allendale so well. Linda, you’re always on schedule with the reminders and minutes. Chris Botta, I appreciate all that you do.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Vice Chairman Sirico, second by Board Member Kistner, with all members present voting in favor, the meeting was adjourned at 8:43 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo