

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

DATE: January 18, 2023

RESOLUTION# LUB 23-11

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

Carried Defeated Tabled

RESOLUTION 23-11

**LAND USE BOARD OF THE BOROUGH OF ALLENDALE
RESOLUTION APPROVING
EXTENSION OF TIME FOR VARIANCE
FOR LISA & ERIC NEF
BLOCK 2005, LOT 6
(a/k/a 47 HOMEWOOD AVENUE)**

WHEREAS, the applicants, Lisa and Eric Nef, the owners of the property located at 47 Homewood Avenue, known as Block 2005, Lot 6 on the Tax Map, in the Borough of Allendale, County of Bergen and State of New Jersey, have previously been granted variance relief by the Land Use Board of the Borough of Allendale by Resolution dated January 19, 2022 for approval of a variance for the premises, which is located in the A zone, from the Allendale Code, Zoning; and

WHEREAS, as a condition of the aforesaid Resolution, the applicant was to commence construction within one year of the date of the publication of said Resolution; and,

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WHEREAS, the construction was not commenced within the prescribed term provided, due to unforeseen circumstances impacting the property and the applicants, through no fault of the applicants or their professionals; and

WHEREAS, the applicants have requested that the Land Use Board modify and extend the final resolution of approval of January 19, 2022 so that they can begin construction of the previously approved project; and

WHEREAS, this matter was presented to the Land Use Board at a public meeting held on December 21, 2022 at the Borough of Allendale Municipal Building, Allendale, New Jersey; and

WHEREAS, the Land Use Board has determined that the variance relief should be extended to allow construction to commence, since the delay was of no fault of the applicants or their professionals, and that no prejudice will inure to the Borough;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Allendale that the Resolution of Memorialization heretofore made by the Zoning Board on January 19, 2022 pertaining to the development of the lands of Lisa and Eric Nef, owner of the premises at 47 Homewood Avenue, Borough of Allendale, County of Bergen, State of New Jersey (Lot 6, Block 2005) be and the same is hereby modified by extending the time to commence construction for the period of time through January 18, 2024; and

BE IT FURTHER RESOLVED that all Resolutions heretofore adopted by the Zoning Board pertaining to the premises in question and to the development thereof shall remain in full force and effect except only for the modifications contained herein.

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BE IT FURTHER RESOLVED that construction shall proceed in accordance with the approved plans and drawings submitted to the Construction Department, 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.

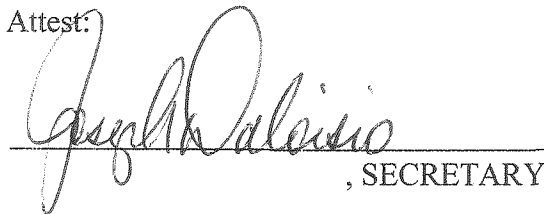
Approved:

ALLENDALE LAND USE BOARD



KEVIN QUINN, Chairman

Attest:



, SECRETARY

Adopted: January 18, 2023