LAND USE BOARD

BOROUGH OF ALLENDALE

500 West Crescent Avenue

Allendale, New Jersey 07401

A Special 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 30, 2024. The meeting was called to order at 7:35 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

Board Member Putrino

Board Member Agugliaro

Board Member Dalo

Chairman Sirico

Alternate Butler

Alternate Conte

**ABSENT**:

Mayor Wilczynski

Councilman Daloisio

The following individuals were also present:

Board Attorney, Lawrence Calli, Esq.

Borough Engineer, Michael Vreeland

Land Use Administrator, Linda Garofalo

Board Planner, Ed Snieckus

**APPROVAL OF MINUTES**

Motion by Vice Chairwoman Bergen, seconded by Board Member Putrino, that the Minutes of the August 21, 2024 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, Alternate Conte – aye.

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**RESOLUTION**

Application File No.: 2024-10

Resolution No.: 24-17

Applicant: Craig Foster

Address: 146 Park Avenue, Allendale, NJ 07401

Block: 1703 Lot: 11   
Application: Installing storage shed in backyard. Pursuant to Section 270-14(B)(2)

A motion was made by Board Member Putrino, seconded by Board Member Warzala. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Board Member Dalo – aye, Chairman Sirico – aye, Alternate Conte - aye.

**PUBLIC HEARINGS**

Application 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.

(continued from the meeting of April 17, 2024, notices sent)

Mr. Rubin, representing the applicant, stated the applicant re-noticed for this hearing. D2, D4, C variances and design waivers are needed for the 8,541 addition. We were here April 17, 2024 and also in August but no testimony was taken.

Mr. Jefferis, Engineer, stated the location of the dumpster has been changed.

Exhibit A2 – 4 sheets, proposed building addition. The Fire Official received the plans. We revised the drawings in response to the Boards’ concerns. We utilized information on the largest truck. Sheet C.2 and 2.2A shows the fire truck coming in and able to access the building and exit out. 2.1 shows the maneuvering of the truck through the parking lot. Chief Baez stated everything looks adequate for the turning radius in an email dated August 13, 2024.

Exhibit A3 – copy of email from the Fire Chief.

Lighting issues have all been handled. The existing sign will be relocated to the island. The parking lot in the south is for employees only. That’s where we are looking for design waivers. We’d be willing to put up a sign stating “Employee Parking Only.” There was a comment on a directory sign for cars entering the site. We can revisit this, there is currently one there. That summarizes the changes.

Chairman Sirico asked or questions from the Board.

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Chairman Sirico stated there are ordinances about back lit signs. We request that the signs need ground lighting. There was a comment about a light by the guard shack, maybe you need a better light schedule.

Chairman Sirico stated I think an “Employees Only” parking sign is a good idea.

Board Member Agugliaro asked what is the width of the aerial truck, measurement from the end of the parking spot to adjacent spot?   
  
Mr. Jefferis stated the aisle width is 25 feet.

Alternate Butler stated the gate is sometimes left open. Today the gate was open.

Mr. Jefferis stated it should be closed.

Mr. Snieckus asked is there is a compactor in the trash area?   
  
Mr. Jefferis stated there is an existing one.

Mr. Snieckus asked what time of day is the compactor used? This should be used during business hours.

Mr. Vreeland asked about the flood hazard lines, is that FEMA elevations?

Mr. Jefferis stated yes.

Mr. Vreeland stated the regulated areas should be updated on the plans.

Mr. Vreeland stated the Borough no longer owns the water system. We ask that you cooperate with Veolia and complete the easements.

Mr. Vreeland asked if the dumpsters are being relocated? Is any additional landscaping proposed?   
  
Mr. Jefferis stated we will work with Mr. Vreeland to screen this area.

Mr. Vreeland stated I suggest looping Mr. Snieckus into this.

Mr. Vreeland asked if the lights are adjustable?   
  
Mr. Jefferis stated they are on from dusk til dawn. We can further review this and use dimmers.

Mr. Jefferis stated we are open to making adjustments in the field.

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Board Member Agugliaro stated regarding the garbage facility, moving closer to Route 17 was suggested.

Mr. Jefferis stated we looked into this but the trash comes out the rear door. There is no good area to place this.

Chairman Sirico stated I know there’s a courtyard for residents.

Mr. Jefferis stated it’s currently here.

Chairman Sirico asked can it be moved to another area where it would be hidden?   
  
Mr. Jefferis stated we looked into this parking area but a truck can’t turn.

Vice Chairwoman Bergen asked what is the purpose of the second round about?

Mr. Jefferis stated the next witness will answer this.

Board Member Putrino asked for clarification on one compactor and one dumpster for cardboard. How is the liquid going to be prevented from entering the storm water?

Mr. Jefferis stated we haven’t designed this yet. This is part of the final design.

Board Member Putrino stated I suggest you look into this.

Board Member Dalo asked about parking.

Mr. Jefferis reviewed the numbers.

Vice Chairwoman Bergen asked about impervious amount.

Mr. Jefferis stated the change in impervious coverage is 3,616.8 square feet.

Vice Chairwoman Bergen asked why not build a second story?

Mr. Rubin stated the Architect can answer this.

Chairman Sirico asked for questions from the public.

Mr. Jim Briggs, 244 Nottingham Road, Ramsey asked about the trash and recycling. Also, is there an increase of 4 parking spaces? And are the light pole amounts being doubled?

Mr. Jefferis stated I don’t recall the number.

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Mr. Jefferis stated there are 5 existing and 9-10 light poles proposed. Outside shields will be used on outside areas. Flood lights have been eliminated.

Board Member Warzala asked if snow removal will be more challenging?

Mr. Jefferis stated it will go in the NW parking lot, it’s not more challenging.

Ms. Mary Vandalinda, 2 Kayeton Road, Allendale asked are there 2 ambulance drop off areas?

Mr. Jefferis stated one in the southern central area and one at the skilled nursing facility. This has not changed.

Ms. Vandalinda asked are you removing trees in the center island?

Mr. Jefferis stated yes, the island is being reduced.

Ms. Vandalinda asked will shrubs be planted to block the headlights?

Mr. Jefferis stated yes, this was discussed at the last meeting. These will be planted at the northern stalls, and additional shade trees and shrubs in the island.

Mr. Amin Reyes, 264 Nottingham Road, Ramsey asked where is the proposed landscaping proposed?

Mr. Jefferis pointed it out on the easel.

Ms. Kathy Latz, 256 Nottingham Road, Ramsey asked if you are relocating the employee parking lot? How will the parking be monitored?

Mr. Calli stated the next witness will respond to this.

Mr. Thomas Kilcourse, Marquis Health Services stated he works with Mr. Eserner. My role is I am responsible for maintenance, housekeeping and I visit the site one time a month. I work with the cleaning staff and Administration.

Mr. Rubin asked about the turnaround area.

Mr. Kilcourse stated in the island there’s a fountain and landscaping, it’s used as a drop off. This is door 23 and employees enter here. This is very close to the building and there are rooms here. Mr. Kilcourse showed on the easel where the door and proposed dumpster area are.

Mr. Snieckus stated an alternative might be to put the dumpster area in the corner.

Mr. Kilcourse stated the address on Google maps has been corrected. We are working on

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changing the physical address.

Mr. Kilcourse stated our ambulance services are used to transport patients to go to dialysis. On an average this is done 5-10 times a day. 911 is called 5-6 times per day. We are willing to do a radio transmission survey.

Board Member Agugliaro stated I’d like to discuss a 24 hour ambulance service.

Mr. Kilcourse stated we don’t do this, it’s too expensive. We have contracts with two ambulance services. I will address any issues with Allendale Ambulance being called, we should not be doing this.

Mr. Kilcourse stated the compactor garbage is picked up weekly. Garbage is picked up 2 times a week. The trash company stated they arrive after 8AM on the property.

Board Member Agugliaro asked why is the rear gate on Harreton always open?

Mr. Kilcourse stated it doesn’t close all the way and is going to be repaired.

Board Member Agugliaro asked what is the status of the garbage and ladders outside?

Mr. Kilcourse stated the ladder has been removed and the trash picked up.

Chairman Sirico asked for questions from the Board.

Mr. Kilcourse stated if there is a liquid coming from the dumpster, we place a chemical there, similar to cat litter.

Board Member Putrino stated I’m concerned with the liquid sitting.

Mr. Kilcourse stated I know, we need a plan. The garbage companies should not be picking up before 8AM or after 7PM.

Chairman Sirico asked can this be changed to 8AM – 5PM?

Mr. Kilcourse stated trash companies run late and there are emergencies.

Board Member Putrino asked in the summer can the companies come to pick up 2 times a week?

Mr. Kilcourse stated we can look into this.

Board Member Warzala asked at the gate on Harreton the light doesn’t work and the shed is not manned, why is it there?

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Mr. Kilcourse stated when this was built they were required to have 2 entrances and exits. I will look into the open gate issue.

Board Member Warzala asked how do they enter the gate?

Mr. Kilcourse stated you need an access card.

Board Member Warzala asked what is the shed for?

Mr. Kilcourse stated this was for a security officer, in the past.

Chairman Sirico asked for questions from the Board.

Ms. Mary Vandalinda asked if 2 locked gates are proposed?   
  
Mr. Kilcourse stated yes.

Mr. Vreeland asked what about the foot traffic?

Mr. Kilcourse stated I can’t control this.

Board Member Agugliaro asked can you put up a fence with a gate?

Mr. Kilcourse stated I’d like to see something nice, will discuss this with the owners.

Chairman Sirico stated I suggest deliveries be made through Route 17.

Ms. Kathy Latz asked if the trash compactor includes the dumpsters at the skilled nursing area? Will they remain?   
  
Mr. Kilcourse stated yes.

Ms. Latz asked who is monitoring the trash hours from 8AM til 7PM?

Mr. Kilcourse stated my staff tells me and the neighbors call me.

Ms. Latz stated they come at 4:30 AM to pick up the garbage. The kitchen staff park along where the kitchen is. How will the employee parking be monitored?

Mr. Kilcourse stated there will be a car sticker with registration. Maintenance and housekeeping will monitor this.

Mr. Reyes asked if there is a smoking area designated? Where is it located?

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Mr. Kilcourse stated I don’t know.

Mr. Reyes asked how is the litter monitored?

Mr. Kilcourse stated Administration and I will look at it.

Vice Chairwoman Bergen asked why not look into a second story?

Mr. Kilcourse stated we like to keep one level and an elevator would be needed. We design for one level only.

Vice Chairwoman Bergen stated half of the building is 2 stories.

Board Member Putrino asked about other dumpsters. Where are they?

Mr. Kilcourse showed them on the easel. There are 2, 8 yard dumpsters there.

The Board took a break from 9:40 – 9:50 PM.

Mr. Rubin stated more dumpsters may be able to be added.

At this time we’d like to adjourn and come back on December 18, 2024 with our other witnesses.

Mr. Calli stated this application is carried to the meeting on **December 18, 2024**. Time is waived for the Board to act and no further notice is necessary.

**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 9:55 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator