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 November 17, 2021. The meeting was called to order at 7:30 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:

Board Member Bergen

Board Member Davis

Board Member Lovisolo

Vice Chairman Sirico

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Secretary Daloisio

Board Member Kistner

Councilman Sasso

Mayor Bernstein

The following individuals were also present:

Covering Board Attorney, Natalia Angeli, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico, seconded by Board Member Davis that the Minutes of the October 20, 2021 Land Use Board Meeting were approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Bergen – aye, Board Member Davis – aye, Vice Chairman Sirico - aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

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**RESOLUTIONS:**

**Application File No: LUB 2021-13**

**Resolution No.: 21-21**

**Applicant: Scott & Kimberly Rosner**

**Address: 76 Canaan Place, Allendale, NJ 07401**

**Block: 1403 Lot: 23**

**Proposed: An open front porch addition to the rear of the house pursuant to Section**

**27-64 (B) (2)**

A motion to adopt the resolution was made by Vice Chairman Sirico, seconded by Board Member Bergen. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**Application File No: LUB 2021-14**

**Resolution No.: 21-22**

**Applicant: Mark William and Moira Connolly**

**Address: 589 Franklin Turnpike, Allendale, NJ 07401**

**Block: 911 Lot: 17**

**Proposed: Pool, Patio, Driveway and Generator – impervious coverage 34.04% where 28.09 is maximum permitted, pursuant to Section 260-62C.**

A motion to adopt the resolution was made by Alternate Yaccarino, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**PUBLIC HEARINGS:**

**Application File No: LUB 2021-15**

**Applicant: Nicole & Sean Statuto**

**Address: 9 Hubbard Court, Allendale, NJ 07401**

**Block: 511 Lot: 17**

**Proposed: An addition to the residential home which includes a new covered porch, exterior landing and relocating the front. Pursuant to Section 270-54(B) front yard setback, Sec. 270-62(C) impervious coverage, Sec. 270-54(C) existing non-conformity side yard deficiencies which are not changing.**

Ms. Angeli stated she has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Jennifer Berardo, Esquire, representing the applicant, stated the applicants are the owners of the property located at 9 Hubbard Court.

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Sean Statuto, the applicant, was sworn in by Ms. Angeli. He gave his background information.

Mr. Canzani, Architect, was sworn in by Ms. Angeli and his credentials accepted by Chairman Quinn.

Mr. Canzani stated this is an existing single family home. The front yard and side yard setbacks are existing non-conforming. The improvements are a front portico, addition of a door to the mudroom and a walkway. The landscaping will remain as is and the Japanese Maple tree will be moved forward. Lighting will remain and soffit lighting will be added. The mudroom entry will have a roof over it.

Chairman Quinn asked if anything will be added to the sides of the house.

Mr. Canzani stated no.

Board Member Sirico asked about the hot tub.

Mr. Canzani stated this will be removed.

Chairman Quinn asked if there is any construction going on now.

Mr. Canzani stated there are plans in the Building Department for a kitchen and bathrooms.

Chairman Quinn asked for questions from the Board.

Mike Vreeland stated in his report he suggested they provide construction detail for the walkway. He also stated the trench drain needs some repair, this should be addressed.

Ms. Berardo stated the drawings will be revised to address this and the drain repairs will be made as needed.

Chairman Quinn asked if they are going for a C1 or a C2 variance.

Ms. Berardo stated a C1 variance, there is a curve in the front of the property conforming to the bend in the road. The property is irregularly shaped and there’s a hardship due to the existing conditions. This improves the streetscape.

Chairman Quinn asked for questions from the public.

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

A motion to approve the application was made by Board Member Bergen, seconded by Board Member Davis. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

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Ms. Angeli stated this application will be memorialized at the December 15, 2021 LUB Meeting. The permits can be applied for but not approved until after this date.

**Application File No: LUB 2021-16**

**Applicant: Rakesh Khettry & Nupal Bahal**

**Address: 78 Edgewood Road, Allendale, NJ 07401**

**Block: 1402 Lot: 4**

**Proposed: Add a level to current home and renovate existing single family residence, pursuant to Sec. 270-64B (2)**

**(This application has been carried to the December 15, 2021 meeting)**

**DISCUSSION:**

Ms. Angeli stated regarding Park & Ivy, the case has been pushed back until April 2022 at the request of the request of the applicant’s attorney.

**ORDINANCE 21-12 – an ORDINANCE OF THE BOROUGH OF ALLENDALE, BERGEN COUNTY, NEW JERSEY AMENDING AND MODIFYING CHAPTER 231 “STORMWATER CONTROL”, aRTICLE i “GENERAL REGULATIONS”, OF THE BOROUGH OF ALLENDALE**

The Board had no objection to the Ordinance; they agreed it is consistent with the Master Plan and authorized counsel to advise the Mayor and Council.

A motion to approve the Ordinance was made by Alternate Yaccarino, seconded by Vice Chairman Sirico. Roll Call: Board Member Bergen – aye, Board Member Davis – aye, Board Member Lovisolo, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Alternate Yaccarino, second by Vice Chairman Sirico, with all members present voting in favor, the meeting was adjourned at 8:06 PM.

Respectfully submitted,

Linda Garofalo

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