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 via teleconferencing on Go To Meeting due to the State of Emergency in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on February 24, 2021. The meeting was called to order at 7:37 pm by Chairman Quinn who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

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

**ROLL CALL:**

The following individuals answered roll call:

Board Member Bergen

Secretary Daloisio

Board Member Davis

Board Member Kistner

Board Member Lovisolo

Councilman Sasso

Vice Chairman Sirico

Chairman Quinn

Alternate Yaccarino

Alternate Forbes

**ABSENT**: Mayor Bernstein

The following individuals were also present:

Board Attorney Christopher C. Botta, Esq.

Board Engineer Michael Vreeland

Land Use Administrator, Linda Garofalo

**APPROVAL OF MINUTES**

Motion by Vice Chairman Sirico**,** second by Secretary Daloisio that the Minutes of the January 20, 2021 Initial Land Use Board Meeting were approved. There was no discussion.

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

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**PUBLIC HEARINGS**

**Application File No: LUB 2021-01**

**Applicant: Richard & Rowena Gianfredi**

**Address: 847 W. Crescent Avenue, Allendale, NJ 07401**

**Block: 2201 Lot: 2**

**Application: Rear yard setback, 50 feet required. Addition to extend existing 34.3 feet setback**

Mr. Botta stated he reviewed the notices that were sent to the newspaper, 200 foot list, Utilities and the application is ready to proceed tonight.

Mr. Klenk, Architect, was sworn in by Mr. Botta. Mr. Klenk stated I’m here tonight to present the application for my client, Richard and Rowena Gianfredi. I’d like to respond to the letter from VanCleef Engineering dated February 4, 2021. The site is a unique lot. The setbacks are all conforming except for what we are here for this evening. We are trying to extend the existing right side of the house by 7 feet. The side yard is now the rear yard. The family room and kitchen will be expanded to open it up. We’d like to enhance the entrance also. The hardship is a C2 variance and is minimal. There are four sheets of architectural plans revised through January 14, 2021, sheet 4. We’d like to extend the family room and kitchen. We also propose to extend the entry to the home. We propose a covered porch for protection and enhance the architecture. We are seeking relief from sections 270-37A2, 270-64B and 270-54D.

The relief is minor and will enhance my client’s home. The drainage will be agreed to as requested in the Engineer’s report and what the Board requests.

Chairman Quinn asked what is considered the front of the house.

Mr. Klenk stated the home is set way back from the property with the front yard facing W. Crescent Avenue.

Mr. Vreeland stated the applicant’s Architect did a good job with his overview. He asked if the finish will be similar to the existing home.

Mr. Klenk responded yes.

Mr. Vreeland asked if there are any outdoor lights proposed.

Mr. Klenk stated no, residential lighting will be used at the steps to the porch with a 60 watt bulb.

Mr. Vreeland stated he has a request that during construction the applicant’s contractor tie in a spout to the drainage. The drain should run to the seepage pit.

Chairman Quinn stated in your report it states this property is in the AA zone.

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Mr. Vreeland stated the property is in the AAA zone in his report but corrected the record stating the property is in the AA zone. Also, there is no pool on the property.

Chairman Quinn asked for questions from the Board.

Chairman Quinn stated this is a C1 hardship due to where the property is located. This seems straight forward to me.

Mr. Klenk stated the side that we’re talking about doesn’t have a big impact on the neighbors. There are evergreens that run the entire length of the property and will remain.

Chairman Quinn asked for questions from the public.

Mr. Karik Reddy Khammampad, 41 Oakwood Road stated he is a neighbor and has no objections.

Mrs. Rowena Gianfredi, owner, stated the property is setback because this was the first house in the 7 acre area that they had a right of way used for the entrance. There was nothing in the area when the home was built.

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

Mr. Botta stated the Resolution for this application will be memorialized at the March 17, 2021 LUB Meeting.

**Application File No: LUB 2021-02**

**Applicant: Evan Karsch**

**Address: 37 Carteret Road, Allendale, NJ 07401**

**Block: 1503 Lot: 21**

**Application: Second floor addition over existing garage and first floor additional garage area**

Chris Botta stated the notices has been reviewed and the 200 foot list and all else is in order, we are prepared to move forward.

Mr. Karsch was sworn in by Mr. Botta.

Mr. Buchholz, Architect, was sworn in by Mr. Botta.

Mr. Buchholz stated we are looking to extend the garage, add a bedroom over the garage and storage area to the pool house. We are here for a side yard setback 270-64.B(2).

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There are three drawings – a site plan, floor plans and building elevations. The site plan shows the additions. Drawing AO, dated February 8, 2021 was submitted to the Board. This is a large site, Anthony Hackett and I spent a lot of time trying to figure out the setbacks. This is a collection of very modern houses. The dark gray area is the existing two car garage. It has a unique contemporary look. They would like to add a bedroom over the garage. We are trying to preserve the modern look of the house. 38.8” is the required setback. The hardship pushes us into the driveway if we were to maintain this setback.

The floor plan shows the 12 foot wide garage addition. We are keeping the 20.7 setback. The second floor shows the bedroom which is 15 feet wide. The addition is hidden. There will be a bedroom, bath and small room for HVAC. To the left is a roof plan which shows the existing garage roof and the roof below the bedroom. We are not going higher than the existing house.

Chairman Quinn asked for questions from the Board.

Mr. Buchholz stated the pool house storage room addition is for pool equipment, the hot water heater and to store chairs and tables. It will be the same height as the pool house, the addition sits back, and is meant for storage only. We are looking for a C2 variance. This is an odd shaped lot. There is no detriment to the neighborhood.

Mr. Vreeland stated I think the Board is familiar with this development. The applicant is trying to conform to the nature and character of this development.

Mr. Buchholz stated the finishes will be matched to the existing structure. This will be a fourth bedroom for a baby coming this year.

Mr. Vreeland stated we recommend the applicant look at measures for additional run-off. A soil permit, plot plan approval, as-built plan and tree removal permits are all required.

Mr. Buchholz stated we will comply with all items in Mr. Vreeland’s report.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

Rich Levy, 45 Carteret Road stated he has no issues with this application.

Andrew Halder, 38 Carteret Road stated I have no issues either.

Mr. Karsch stated I am a General Contractor. This will be done with top quality materials. I have no intentions of changing the look of the home or character of the neighborhood.

Mr. Botta stated the Resolution for this application will be memorialized at the March 17, 2021 LUB Meeting.

A motion to approve the application was made by Board Member Lovisolo, seconded by Board Member Kistner. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member

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Davis – aye, Board Member Kistner – aye, Board Member Lovisolo - aye, Councilman Sasso - aye, Vice Chair Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes - aye.

**Application File No: LUB 2021-04**

**Applicant: David and Yolanda Cafiero**

**Address: 100 Elbrook Drive, Allendale, NJ 07401**

**Block: 101 Lot: 14**

**Application: A 2-story addition to the right side of the dwelling and rear 1-story addition.**

**Section 270-64.B(2)**

Mr. Botta stated I have reviewed the public notices, newspaper notice and mailings; the applicant is ready to be heard tonight.

Mr. Botta swore in Mr. and Mrs. Cafiero.

Mr. Cafiero stated we moved here in 2007, we have three boys and we are outgrowing this house.

Mr. Kiellar, Architect was sworn in by Mr. Botta.

Mr. Kiellar stated this property is in the AA zone. We reviewed the Engineer’s report and revised the plan to comply with his requests.

Sheet A1, last revised February 19, 2021 – dimensions were added to the plan. The variance is for a great room and kitchen/dinette. The addition is de minimus. Lot 13-the garage on the property to the left – this side is fully landscaped. Two trees are to be removed for the proposed driveway on the right side of the property. Photo 3 shows two large trees.

We are looking for a C1 and C2 variance. The lot is 120 feet in the front. This renovation will add to the neighborhood. The proposed roof height will conform to the zone requirements.

Mr. Vreeland stated currently the house sits on the lot and is conforming. The Architect submitted revised plans in response to my comments. They provided a curb proposal.

Chairman Quinn asked for questions from the Board.

Board Member Lovisolo stated are you going down to the foundation.

Mr. Kiellar stated no, the roof will come off, the rafters off, reframing the roof, add the addition and second floor. Each of the kids have their own bedroom. The kitchen and dining room will be combined to one large kitchen.

Chairman Quinn asked for questions from the public.

Ed Klink, 97 Elbrook Drive stated I have no objections to this application.

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Russell Noncarrow, 92 Elbrook Drive stated will one tree be removed? Has the town approved the run-off plan?

Mr. Kiellar stated two trees are to be removed.

Mr. Vreeland stated yes, the applicant’s Engineer is proposing a storm water chamber and run-off collection in the driveway. The Board is aware and the applicant is required to provide a plot plan and soil moving permit. This is a condition of approval. The applicant will address the run-off.

Mr. Botta stated all Board approvals have field adjustments made by Mr. Vreeland.

Mr. Cafiero stated yes, we will comply.

Ryan Maloof, 108 Elbrook Drive stated I live to the left of the applicant. There are two trees being removed on the right, will any be removed on the left?

Mr. Kiellar stated no.

Mr. Maloof stated are there any plans for landscaping?

Mr. Cafiero stated we haven’t gotten that far yet but we plan to make it look nice.

Mr. Maloof stated on the left side, will there be new foundation.

Mr. Kiellar stated yes.

Danny Wong, 29 Linda Drive stated are there any drainage plans for the back of the property?

Mr. Kiellar stated nothing is proposed, a seepage pit will go within 20 feet of the house.

Chairman Quinn brought it back to the Board.

Mr. Botta stated the Resolution for this application will be memorialized on March 17, 2021.

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

**DISCUSSION:**

ORDINANCE 21-01 – 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

Councilman Sasso stated this was discussed at the last Land Use Committee Meeting.

Mr. Vreeland stated the state updated their stormwater regulations. We need to do an annual report. To promote green infrastructure rather than using traditional stormwater measures. We took the model ordinance and changed it a little bit, referred it to the Governing Body and it’s now here at the Land Use Board.

Mr. Botta stated every municipality has to do this. I think it’s consistent with the Master Plan.

Mr. Botta stated he will send a letter to the Borough Clerk.

A motion to approve this Ordinance Amendment was made by Chairman Sasso, seconded by Secretary Daloisio. Roll Call: Board Member Bergen – aye, Secretary Daloisio – aye, Board Member Davis – aye, Board Member Kistner – aye, Board Member Lovisolo – aye, Councilman Sasso – aye, Vice Chairman Sirico – aye, Chairman Quinn – aye, Alternate Yaccarino – aye, Alternate Forbes – aye.

Councilman Sasso stated the Land Use Committee is focusing on the construction code and zoning – checking that it is up to date. A Thank You to Anthony Hackett for always bringing back suggestions.

Chairman Quinn stated Park & Ivy to be heard on March 17, 2021 at 7:30. Plans to be mailed to Board Members no present tonight. This will be a virtual meeting for the public.

**OPEN TO THE PUBLIC FOR COMMENT:**

**ADJOURNMENT:**

On a motion by Councilman Sasso, second by Secretary Daloisio, with all members present voting in favor, the meeting was adjourned at 9:32 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo