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 October 23, 2024. The meeting was called to order at 7:32 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:

Board Member Warzala

Board Member Putrino

Board Member Agugliaro

Councilman Daloisio

Chairman Sirico

Mayor Wilczynski

Alternate Butler

**ABSENT**:

Vice Chairwoman Bergen

Board Member Dalo

Alternate Conte

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 Board Member Agugliaro, seconded by Board Member Putrino, that the Minutes of the September 30, 2024 Land Use Board Special Meeting be approved. There was no discussion.

On a roll call, the vote was recorded as follows: Board Member Warzala – aye, Board Member Putrino,- aye, Board Member Agugliaro – aye, Chairman Sirico – aye, Alternate Butler – aye.

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**PUBLIC HEARINGS**

Continued review of the amendments to the Land Use Plan and the HVAS study presentation by Ed Snieckus

Mr. Snieckus stated there is a need of 85,000 units over the next 10 years. There is a lot of old data. This Board is given the authority to review the numbers and data and have a reasonable approach. The Building Department can assist with the number of sufficient units. 2025 – 2035 260 units are required in the Borough of Allendale. Prior, we did a vacant land adjustment. We then seeked a settlement number based on vacant land. We have until June 2025 to get this done.

Mayor Wilczynski stated we have been working on this with Gregg Butler, a Special Attorney and a council person. We are involved in a lawsuit on this. The DCA has not done this before so there are bumps in the road.

Mr. Snieckus stated the Land Use plan amendments are shown with goals and objectives. My document dated August 8, 2024 has been distributed to the Board.

Chairman Sirico asked for questions from the Board.

Mr. Snieckus handed out a draft of a map, 2024 Land Use Plan.

He stated we should have a public session with a Power Point presentation in the future.

Chairman Sirico stated we will need to have a Special Meeting for this.

Applicant File No.: 2024-11

Applicant: Antonio Imbimbo

Address: 1 E. Elbrook Drive, Allendale, NJ 07401

Block: 103 Lot: 7

Application: Second floor and great room addition. Pursuant to 270-64B(2) and 270-54A

Mr. Butler is recused from this application.

Mr. Calli swore in Mr. and Mrs. Imbimbo.

Mrs. Imbimbo stated we are currently living in Pompton Plains. We just purchased 1 E. Elbrook, we have two young boys and we would like to make this home bigger so it will be our forever home.

Mr. Vreeland stated we reviewed the application and visited the site. A memorandum dated October 15, 2024 was prepared. The side yard setback area is encroaching.

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Mr. Imbimbo stated we plan on a standard modern look that will be consistent with the neighborhood using lighter colors. The air conditioning unit will be installed where required. There will be no spotlights but we will have a light at the front door and possibly landscape lighting. The property needs some help, we got a permit and removed a few trees. We do not plan on removing anything else. Additional landscaping will be done. Sewer lines will be inspected.

Mr. Vreeland stated there can be no light spillage to the neighbors.

Mr. Imbimbo agreed.

Mr. Imbimbo stated originally we planned on having the home taller but we cut that back. The elevations were adjusted. The lot is irregularly shaped. We’d like to have enough space for the next 30 years.

Chairman Sirico stated thank you for revising your plans.

Mr. Vreeland stated the vast majority of the addition is in the existing footprint.

Chairman Sirico stated he’s concerned with where the condenser will be.

Mr. Vreeland stated a plot plan and grading plan will be needed and a screening plan for outside equipment.

Mr. Imbimbo stated most likely the mechanicals will be in the rear.

Mr. Calli stated you need to work with Mr. Vreeland on this, you will avoid coming back to the Board.

Councilman Daloisio stated the downspouts need to go to the back or the driveway, not to the neighbors.

Mr. Imbimbo agreed.

Councilman Daloisio asked about the windows on the second floor and the neighbors.

Mr. Imbimbo stated we will look into this.

Councilman Daloisio stated if you remove trees, we encourage you to replant them.

Mr. Imbimbo stated no problem.

Board Member Putrino asked if seepage pits are required?

Mr. Vreeland stated yes.

Mr. Putrino asked if there will be a generator?

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Mr. Imbimbo stated we haven’t talked about this yet.

Board Member Putrino stated please be mindful and make sure it’s not a burden to the neighbors.

Board Member Warzala asked if there is a pool in the backyard?   
  
Mr. Imbimbo stated it is fenced in and 30 feet away from the house.

Councilman Daloisio stated if the house had been built in the center of the property you probably would not be here tonight.

Mr. Imbimbo stated correct.

Board Member Putrino asked about the garage.

Mr. Imbimbo stated the garage will be used for pool equipment and storage, not a car.

Board Member Putrino asked on the west wide of the property, is the wall on the property line?

Mr. Imbimbo stated there’s a 2 ½ foot easement that’s been there for a while.

Councilman Daloisio asked if there currently are drainage issues?

Mr. Imbimbo stated the previous owner didn’t disclose anything.

Mr. Vreeland stated we try to avoid having a flood light over the garage.

Mr. Imbimbo stated we will not have any lighting like this.

Chairman Sirico asked for questions from the Board.

Chairman Sirico asked for questions from the public.

Councilman Daloisio stated we appreciate you revising the plans. The applicant agrees to comply with trees and buffers. The house is located in a difficult spot.

Chairman Sirico stated as the job progresses, I ask you to work with the town Engineer and also provide an As Built when complete.

A motion to approve the application was made by Board Member Agugliaro, second by Board Member Warzala. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Councilman Daloisio – aye, Chairman Sirico – aye, Mayor Wilczynski – aye. Alt. Butler is recused from this application.

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Applicant File No.: 2024-12

Applicant: Michael & Melissa Ditolla

Address: 130 Elmwood Avenue, Allendale, NJ 07401

Block: 2008 Lot: 9.01

Application: Addition and renovation of an existing single family residence. Pursuant to 270-63(3), 270-64C(2) & 270-57D

Mr. Calli stated Mayor Wilczynski and Councilman Daloisio are recused from this application because this has an FAR variance with “D” variance relief.

Mr. Ditolla and Mrs. Mary Scro were sworn in by Mr. Calli.

Mrs. Scro stated I have some photographs to be distributed to the Board.

**Exhibit A1** – 4 pages of photographs.

Mrs. Scro stated we are here tonight for a few variances – new front porch, expand kitchen in the rear, add a laundry/mudroom and home office. On the second floor expand the bedrooms, full bath expansion and add a hall bathroom. We are on an undersized lot. The side yard setback will be 21 feet. On the addition side we are at 16.7 feet. There are large evergreens on the property that are there as a buffer. There is also a fence. In the rear there will be the addition and a small (9 x 10) deck for grilling. The adjacent properties are similar in the rear. The FAR and GBA, we are at 2,735, adding 843 square for a total of 3,578. The house will be resided in a grey color. We will have standard lighting outside at the doors and a motion sensor light.

Chairman Sirico asked for questions from the Board.

Mrs. Scro stated we looked into other options. The house is off center. We combined the laundry and mudroom and the office is minimal.

Mr. Vreeland asked if a shade tree could be planted in the front?

Mrs. Scro stated yes.

Chairman Sirico asked if the AC will stay where it is?

Mrs. Scro stated yes.

Alternate Butler asked if the houses in the area were compared?

Mrs. Scro stated I didn’t look into this, some of the neighbors have larger lots.

Alternate Butler stated we look to make sure the house is in keeping with the neighborhood.

Mrs. Scro stated the addition is in the rear of the house and can’t be seen from the street. The porch enhances the home.

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Chairman Sirico asked for questions from the public.

Board Member Putrino stated this is a nice improvement to the neighborhood.

A motion to approve the application was made by Board Member Putrino, second by Board Member Agugliaro. Roll Call: Board Member Warzala – aye, Board Member Putrino – aye, Board Member Agugliaro – aye, Chairman Sirico – aye, Alt. Butler – aye. Mayor Wilczynski and Councilman Daloisio are recused from this application.

Mayor Wilczynski and Councilman Daloisio returned to the meeting.

Applicant File No.: 2024-13

Applicant: Louis Clements

Address: 65 New Street, Allendale, NJ 07401

Block: 2204 Lot: 17

Application: Proposed second floor addition on existing dwelling – front yard setback. Pursuant to 270-22, 270-57B & 270-37A(4)

Mr. Calli swore in Mr. Emmanuel Kavrakis, Architect.

Mr. Kavrakis stated this home is located in a single family residential neighborhood and is a corner lot property. We ae seeking setback variances. The property has pre-existing conditions. It is an undersized lot. There are two variances. This is a single family ranch, 1,700 square feet. We propose to add a second floor and make a colonial style home. The position of the home is encroaching on the front and side yard setbacks. There will be stone, hardy plank, mechanicals behind the garage, sewer connection and water are in good condition. Drainage will not change. This is a standard add-a-level. 73 New Street has the same condition. The homes’ position is causing the variances.

Chairman Sirico asked if the home is occupied?

Mr. Kavrakis stated no. The house is gutted. The neighbors are eager to have this home completed.

Mrs. Susan Luciano was sworn in. The owner, Lou Clements was a friend of mine I am purchasing the home. I am working with Lou and would like to get this done. This home will be a great value to the neighborhood. There’re two areas that don’t conform. This will improve the neighborhood. It is an eyesore.

Maor Wilczynski stated it is a small home and it appears to be close to the street. It looks like a big box.

Mrs. Luciano stated there will be architectural details over the windows, stone in the front

and landscaping is proposed.

Mr. Kavrakis stated this property is in need of work.

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Mr. Calli asked if they are under contract?

Mrs. Luciano stated yes.

Board Member Warzala stated on the satellite image it shows that there are 5 trees overhanging.

Mr. Kavrakis stated yes, these all need to be trimmed.

Mrs. Luciano stated the town told him they need to be removed.

Councilman Daloisio stated we need a Landscaping Plan.

Board Member Putrino stated this may or may not impact the property but I don’t feel comfortable voting on this. We are here to look at the hardship.

Mrs. Luciano stated Anthony Hackett told her the house was built in 1959. The zoning setbacks changed after 1959 and this would suffice as a hardship. This wouldn’t affect any of the surrounding houses. This house will fit in with the neighborhood.

Mr. Calli stated I can’t recommend to the Board to vote on this application tonight. Continue with your testimony. We will open this up to the public and then return to another meeting with the owner/applicant. A Planner is recommended.

Councilman Daloisio stated a Plan B would be nice as a back-up. This is a lot for this piece of property.

Mr. Vreeland stated there’s a good point about eliminating some of the trees. Can the walls be saved?

Mr. Kavrakis stated yes, they have to stay up. We will move some windows, the garage will stay and we will go up.

Mr. Vreeland stated drainage, a plot plan and grading will have to be dealt with.

Councilman Daloisio asked if you looked into another plan? He stated I have concerns with the size.

Mr. Kavrakis state no, this is a 1,848 square foot addition.

Board Member Putrino stated the hardship needs to be addressed and proved.

Mr. Kavrakis this is due to the placement of the house.

Board Member Putrino stated a Land Use Attorney and Planner may help to guide you.

Chairman Sirico asked for questions from the public.

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Mr. John Cromie, 169 Dale Avenue, Allendale stated I am a Land Use Board Attorney. I have never been to a hearing with the applicant not present. We have lived here since 1992, this was a beautiful two bedroom house. In 2006-2007 the house was purchased and it has deteriorated. I cut the grass and clean the leaves every week. We have complained and nothing changes. There is no landscaping plan. There is an ash tree that needs to be removed. There is construction debris, a lawnmower, snowblower… I suggest to the Board that they follow up on this project.

He asked what is the setback to the rear?

Mr. Kavrakis stated the rear setback is 68 feet.

Mr. Vreeland stated there is a lot area deficiency, 19 foot setback is a side yard.

Mr. Cromie asked if the patio is off of the property line?   
  
Mr. Kavrakis stated 7-8 feet.

Mr. Cromie asked if anyone looked at the line of site? This should be looked at. This house needs help.

Mr. Richard Brooke, 17 New Street, Allendale was sworn in. He stated I am the immediate neighbor. The rear of the house overlooks my backyard. It’s been 17 years since I’ve watched this house deteriorate. The proposal is to expand the house 3 feet and there’s a patio. I’m worried about the water table changes. The second story will look directly into my backyard as there are windows there. I find it odd that the applicant is not here. I think we need to be crystal clear as to what is going to be built here. I’ve been a resident here for 30 years. AC units were not shown on the plan.

Mrs. Luciano stated there’s a large amount of trees on the property line. Two will be removed.

Mr. Brooke stated I planted those trees, they are arborvitae. I would like to see a plan and have the construction monitored. The patio and windows concern me.

Mr. Calli stated I suggest a view plan showing site line to the rear neighbor.

Councilman Daloisio stated think what the residents are looking for and provide it to the board.

Mr. Chris Kellar, 189 Dale Avenue, Allendale stated you should not be entertaining this application. Look at the house and you know two stories won’t work. The hardship is a joke.

Mr. Calli stated I cautioned the Board to not vote until the owner is here.

Chairman Sirico stated I need more information. I have a concern about the site line. I’d like to see a topo of the property, landscaping, lighting and options.

Councilman Daloisio stated I wouldn’t approve this plan.

Mr. Calli stated this application will be carried to a future date. The applicant will re-notice with

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a new date.

**OPEN TO THE PUBLIC FOR COMMENT**

**ADJOURNMENT:**

On a motion by Board Member Agugliaro, second by Board Member Putrino, with all members present voting in favor, the meeting was adjourned at 10:20 PM.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Land Use Administrator