

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 May 18, 2022. The meeting was called to order at 7:33 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 Kistner
- Board Member Lovisolo
- Board Member Yaccarino
- Vice Chairman Sirico
- Chairman Quinn
- Alternate Forbes

ABSENT:

- Secretary Daloisio
- Mayor Bernstein
- Alternate Putrino

The following individuals were also present:

- Board Attorney, Chris Botta, Esq.
- Board Engineer Michael Vreeland
- Land Use Administrator, Linda Garofalo

APPROVAL OF MINUTES

Motion by Vice Chairman Sirico, seconded by Board Member Kistner, that the Minutes of the , April 20, 2022 Land Use Board Meeting be approved. There was no discussion.

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

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RESOLUTIONS:

Application 2022-07

Resolution No.: 22-18

Applicant: Marc & Bridget Adler

Address: 22 Bonnie Way

Block: 201 Lot: 14

Proposed: Addition of new recreation room, office, expanded kitchen, deck and new pool cabana. Pursuant to Sec. 270-64(A)

A motion to adopt the resolution was made by Board Member Yaccarino, seconded by Board Member Kistner. Roll Call: Board Member Davis – aye, Board Member Kistner – aye, Councilwoman Lovisolo – aye, Board Member Yaccarino – aye, Vice Chairman Sirico – aye.

Application File No: LUB 2022-09

Resolution No.: 22-17

Applicant: Vincent Pergola & Anna Peterson

Address: 38 E. Crescent Avenue, Allendale, NJ 07401

Block: 511 Lot: 7

Proposed: Two story addition, adding a car port and expanding the driveway. Pursuant to 270-37, 270-54C, 270-54B & 270-54A

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

Application File No: LUB 2022-02

Resolution No.: 22-16

Applicant: ABC Vault Partners, LLC

Address: 22 Maple Street, Allendale, NJ 07401

Block: 1808 Lot 2

Proposed: Two-Story Apartment Building – 4 one bedroom units. Preliminary and Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq.; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, four–unit residential apartment building, consisting of four one bedroom apartments.

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

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PUBLIC HEARINGS:

Application File No: LUB 2022-10

Applicant: Shoaeb Raziuddin & Shaziya Shaikh

Address: 109 E. Orchard Street, Allendale, NJ 07401

Block: 1901 Lot: 10

Proposed: New single family dwelling with walk out basement, driveway, walkway, rear patio and in ground swimming pool with patio surround. Pursuant to 270-64 B(2) and 27054A

(carried from the meeting of April 18, 2022)

(carried to the meeting of June 15, 2022)

Application File No: LUB 2022-12

Applicant: Allendale Nursing Home

Address: 85 Harrenton Road, Allendale, NJ 07401

Block: 601 Lot: 7

Proposed: Courtesy/Conceptual Review – expansion of existing non-conforming use with variances for FAR and lot coverage.

(carried to the meeting of June 15, 2022)

Application File No: LUB 2022-11

Applicant: James & Dana Boyle

Address: 415 Canterbury Drive

Block: 410 Lot: 3

Proposed: Family room addition and second floor bed and bath addition. Pursuant to 270-64B (2) and 270-54D

Mr. Botta stated he has reviewed the public notice, mailings and taxes and this application is ready to proceed.

Mary Scro and Mr. & Mrs. Boyle were sworn in by Chris Botta.

Mrs. Scro stated this property is part of the Ramsey Country Club and abuts the golf course.

The lot is irregularly shaped. This particular area of Allendale has smaller lots. There's a buffer in the rear where the golf course is. The FAR permitted is 22.9, we are proposing 19.34.

Chairman Quinn stated this lot is larger than the neighboring lots. He asked what is this style home design called?

Mrs. Scro stated transitional/farmhouse.

There will be new windows, siding, and roofing. The existing landscaping will stay the same. The rear yard setback variance is to the deck.

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Mrs. Scro handed out to the Board:

Exhibit A1 – Google map

Exhibit A2 – A new copy of SK14 – layout of the properties

Exhibit A3 – Panoramic view of the area

Chairman Quinn asked if the height of the chimney is increasing due to the existing fireplace?

Mrs. Scro stated yes.

Mike Vreeland asked if the finished product will look similar to what was presented in the application?

Mrs. Scro stated yes.

Mike Vreeland asked will there be exterior lighting?

Mrs. Scro stated there will be lighting at the exterior doors.

Mike Vreeland suggested the applicant provide runoff improvements where needed.

Mrs. Scro agreed.

Mike Vreeland stated a Tree removal permit is required if any trees are to be removed and an As Built Plan is required at the end of the job.

Mrs. Scro agreed.

Mike Vreeland stated water and sewer connections are not needed.

Vice Chairman Sirico asked if the land is flat.

Mrs. Scro stated yes.

Vice Chairman Sirico asked if there are any water issues with the neighbors.

Mr. Boyle stated there are no issues with water with the neighbors.

Chairman Quinn asked about the difference between 2 ½ stories and three stories.

Mrs. Scro stated the addition is over the family room, it's a split level home, it is not three stories. Above the existing bedrooms there is attic space.

Chairman Quinn asked for questions from the Board.

Chairman Quinn asked for questions from the public.

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

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Mike Vreeland stated he talked to the neighbor to the left and he was comfortable with the plans.

Chris Botta stated the applicant should work with the Borough Engineer in the field.

Chairman Quinn stated the applicant needs to be aware of the 35 foot height limit.

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

Mr. Botta stated this application will be memorialized at the June 15, 2022 LUB Meeting. The permits can be applied for but not approved until after this date.

DISCUSSION:

Chairman Quinn stated I just received resolution compliance plans from Lapatka Associates for 75 Commerce Drive. Mike Vreeland will review and send a letter.

LUB Committee Report - Councilwoman Lovisolo stated we had many resident's issues to address.

Tree Removal – 6 trees are permitted to be removed per calendar year.

300 W. Crescent Avenue – we are in the process of renewing the cell tower Lease with Crown Castle.

Chairman Quinn stated a neighbor asked about a stream that doesn't sit on their property but it's flooding their property.

Ron Kistner stated the Borough is not responsible.

Chris Botta stated streams flow through private property and under the State code, they are the responsibility of the homeowner.

Chairman Quinn asked if there is any discussion about repurposing new Borough Hall?

Councilwoman Lovisolo stated not yet.

Mike Vreeland stated escrow deposit requirements will be brought up at the next LUB Committee Meeting.

OPEN TO THE PUBLIC FOR COMMENT:

ADJOURNMENT:

On a motion by Board Member Yaccarino, second by Board Member Kistner, with all members present voting in favor, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Linda Garofalo

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